

**TOWN OF FLORENCE
REGULAR MEETING
AGENDA**

PURSUANT TO A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE FLORENCE TOWN COUNCIL AND TO THE GENERAL PUBLIC THAT THE FLORENCE TOWN COUNCIL WILL HOLD A MEETING OPEN TO THE PUBLIC ON TUESDAY, FEBRUARY 18, 2014, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

- 2. ROLL CALL: Mayor Rankin___; Vice-Mayor Smith___;
Councilmembers: Tom Celaya___; Bill Hawkins___;
Ruben Montaña___; Tara Walter___; Vallarie Woolridge___;**

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. CALL TO THE PUBLIC

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

6. PUBLIC HEARING AND PRESENTATION

- a. Presentation of a Service Award to Cynthia Clark for 15 years of dedicated service to the Town of Florence.**
- b. Presentation by Greater Florence Chamber of Commerce recognizing the Business of the Month.**
- c. Public Hearing on an application received from Robert E. Barker, Valentino's, located at 3385 N. Hunt Highway, Florence, Arizona, for a new Series 12 restaurant license; and for Council recommendation for approval or disapproval of said license.**

- 7. CONSENT: All items indicated by an (*) will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.**

- a. ***Approval of a Special Event** Liquor License for the Pinal County Mounted Posse's Annual Eddie Martinez Benefit, on Saturday, March 29, 2014, from 11:00 am to 10:00 pm.
- b. ***Approval of a Special Event** Liquor License for Paladin Sports Outreach, Anthem Spring Festival, on Saturday, March 8, 2014, from 11:00 am to 6:00 pm.
- c. ***Reappointment of Judy** Hughes, Barbara J. Kelly, and Ty Schraufnagel to the Industrial Development Authority with terms to expire December 31, 2019.
- d. ***Reappointment of Donald** L. Woolridge to the Parks and Recreation Board with a term to expire December 31, 2016.
- e. ***Reappointment of Denise** Kollert to the Library Advisory Board with a term to expire December 31, 2015.
- f. ***Approval of accepting** the register of demands ending December 31, 2013, in the amount of \$2,201,094.82.

8. NEW BUSINESS

- a. **Discussion/Approval/Disapproval** of entering into a purchase agreement with Pinal County Federal Credit Union to purchase property located at 200 W. 20th Street, Florence, Arizona, in an amount not to exceed \$335,000 or \$72.54 per square foot of building.
- b. **Discussion/Approval/Disapproval** of entering into an Intergovernmental Library Agreement between the Town of Florence ("Town") and the Florence Unified School District ("District").
- c. **Resolution No. 1421-14** Discussion/Approval/Disapproval of adopting A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ORDERING AND CALLING, A SPECIAL ELECTION TO BE HELD ON MAY 20, 2014, IN AND FOR THE TOWN OF FLORENCE, ARIZONA, TO SUBMIT TO THE QUALIFIED ELECTORS OF THE TOWN THE QUESTION OF THE ACQUISITION OF THE WATER AND WASTEWATER UTILITIES OWNED BY JOHNSON UTILITIES, LLC, AND SOUTHWEST ENVIRONMENTAL UTILITIES, LLC.
- d. **Discussion/Approval/Disapproval** of authorization to enter into an Intergovernmental Agreement for provisions of services with the Pinal County Recorder for elections and voter registration services.

9. CALL TO THE PUBLIC

10. CALL TO THE COUNCIL

11. ADJOURNMENT

Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).

POSTED FEBRUARY 12, 2014, BY LISA GARCIA, TOWN CLERK, AT 775 NORTH MAIN STREET, 1000 SOUTH WILLOW STREET, FLORENCE, ARIZONA, AND AT WWW.FLORENCEAZ.GOV.

*****PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.*****



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 6c.

MEETING DATE: February 18, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town Manager/
Town Clerk

SUBJECT: Public Hearing and Action on Robert E. Barker,
for Valentino's, Liquor License application.

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Public hearing on an application received from Robert E. Baker, Valentino's, located at 3385 N. Hunt Highway, Florence, Arizona, for a new Series 12 restaurant license; and for Council recommendation for approval or disapproval of said license.

BACKGROUND/DISCUSSION:

Robert E. Barker, Valentino's, filed an application for a new Series 12 Restaurant License with the Arizona Department of Liquor License and Control on January 21, 2014.

The Town Clerk's Office posted the notice of public hearing on January 28, 2014, at Valentino's, located at 3385 N. Hunt Highway, Florence, Arizona, according to statutory requirements. Management has been notified of the February 18, 2014 public hearing.

No written communication has been received by the Town regarding this application.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends that the Town Council forward a favorable recommendation to the Arizona Department of Liquor License and Control.

ATTACHMENTS:

Application

AMENDMENT

Arizona Department of Liquor Licenses and Control
800 West Washington, 5th Floor
Phoenix, Arizona 85007
www.azliquor.gov
602-542-5141

APPLICATION FOR LIQUOR LICENSE TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- MORE THAN ONE LICENSE
- INTERIM PERMIT *Complete Section 5*
- NEW LICENSE *Complete Sections 2, 3, 4, 13, 14, 15, 16*
- PERSON TRANSFER (Bars & Liquor Stores ONLY)
Complete Sections 2, 3, 4, 11, 13, 15, 16
- LOCATION TRANSFER (Bars and Liquor Stores ONLY)
Complete Sections 2, 3, 4, 12, 13, 15, 16
- PROBATE/WILL ASSIGNMENT/DIVORCE DECREE
Complete Sections 2, 3, 4, 9, 13, 16 (fee not required)
- GOVERNMENT *Complete Sections 2, 3, 4, 10, 13, 15, 16*

SECTION 2 Type of ownership:

- J.T.W.R.O.S. *Complete Section 6*
- INDIVIDUAL *Complete Section 6*
- PARTNERSHIP *Complete Section 6*
- CORPORATION *Complete Section 7*
- LIMITED LIABILITY CO. *Complete Section 7*
- CLUB *Complete Section 8*
- GOVERNMENT *Complete Section 10*
- TRUST *Complete Section 6*
- OTHER (Explain) _____

JAN 21 10:14 AM '15

SECTION 3 Type of license and fees LICENSE #(s): 12113242

1. Type of License(s): _____
2. Total fees attached: \$ _____

Department Use Only

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.
The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

1. Owner/Agent's Name: Mr. Barker Robert E
(Insert one name ONLY to appear on license) Last First Middle
2. Corp./Partnership/L.L.C.: _____
(Exactly as it appears on Articles of Inc. or Articles of Org.)
3. Business Name: _____
(Exactly as it appears on the exterior of premises)
4. Principal Street Location _____
(Do not use PO Box Number) City County Zip
5. Business Phone: _____ Daytime Phone: _____ Email: _____
6. Is the business located within the incorporated limits of the above city or town? YES NO
7. Mailing Address: 6306 W. YORKTOWN WAY, FLUENCE AZ 85132
City State Zip
8. Price paid for license only bar, beer and wine, or liquor store: Type _____ \$ _____ Type _____ \$ _____

DEPARTMENT USE ONLY

Fees:	Application	Interim Permit	Site Inspection	Finger Prints	\$ _____
TOTAL OF ALL FEES					
Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? <input type="checkbox"/> YES <input type="checkbox"/> NO					
Accepted by: _____ Date: _____ Lic. # _____					

Arizona Department of Liquor Licenses and Control
 800 West Washington, 5th Floor
 Phoenix, Arizona 85007
 www.azliquor.gov
 602-542-5141

APPLICATION FOR LIQUOR LICENSE
TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- MORE THAN ONE LICENSE
- INTERIM PERMIT *Complete Section 5*
- NEW LICENSE *Complete Sections 2, 3, 4, 13, 14, 15, 16*
- PERSON TRANSFER (Bars & Liquor Stores ONLY)
Complete Sections 2, 3, 4, 11, 13, 15, 16
- LOCATION TRANSFER (Bars and Liquor Stores ONLY)
Complete Sections 2, 3, 4, 12, 13, 15, 16
- PROBATE/WILL ASSIGNMENT/DIVORCE DECREE
Complete Sections 2, 3, 4, 9, 13, 16 (fee not required)
- GOVERNMENT *Complete Sections 2, 3, 4, 10, 13, 15, 16*

SECTION 2 Type of ownership:

- J.T.W.R.O.S. *Complete Section 6*
- INDIVIDUAL *Complete Section 6*
- PARTNERSHIP *Complete Section 6*
- CORPORATION *Complete Section 7*
- LIMITED LIABILITY CO. *Complete Section 7*
- CLUB *Complete Section 8*
- GOVERNMENT *Complete Section 10*
- TRUST *Complete Section 6*
- OTHER (Explain) _____

*14 JAN 21 10 49 AM LIC. RM 1157

SECTION 3 Type of license and fees LICENSE #(s): 12113240

1. Type of License(s): RESTAURANT
2. Total fees attached: \$ Department Use Only

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.
 The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

1. Owner/Agent's Name: Mr. BARKER Robert E
 (Insert one name ONLY to appear on license) Last First Middle

2. Corp./Partnership/L.L.C.: _____
 (Exactly as it appears on Articles of Inc. or Articles of Org.)

3. Business Name: VALENTINDS Suite # 1211 B1047228
 (Exactly as it appears on the exterior of premises)

4. Principal Street Location: 3385 N. HUNT HWY FLORENCE PINAL 85132
 (Do not use PO Box Number) City County Zip

5. Business Phone: ~~315-246-4843~~ Pending Daytime Phone: 315-246-4843 Email: BLANCA93@aol.com

6. Is the business located within the incorporated limits of the above city or town? YES NO

7. Mailing Address: 775 MAIN ST FLORENCE AZ 85132
 City State Zip

8. Price paid for license only bar, beer and wine, or liquor store: Type _____ \$ _____ Type _____ \$ _____

DEPARTMENT USE ONLY				
Fees:	<u>100.00</u> Application	<u>50.00</u> Interim Permit	<u>35.00</u> Site Inspection	<u>185.00</u> Finger Prints \$
				TOTAL OF ALL FEES
Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Accepted by: <u>EV</u>	Date: <u>1.21.14</u>	Lic. # <u>12113240</u>		

SECTION 5 Interim Permit:

1. If you intend to operate business when your application is pending you will need an Interim Permit pursuant to A.R.S. 4-203.01.
2. There **MUST** be a valid license of the same type you are applying for currently issued to the location.
3. Enter the license number currently at the location. _____
4. Is the license currently in use? YES NO If no, how long has it been out of use? _____

14 JAN 21 11:57 Lic. #1157

ATTACH THE LICENSE CURRENTLY ISSUED AT THE LOCATION TO THIS APPLICATION.

I, _____, declare that I am the CURRENT OWNER, AGENT, CLUB MEMBER, PARTNER, MEMBER, STOCKHOLDER, OR LICENSEE (circle the title which applies) of the stated license and location.

(Print full name)

State of _____ County of _____

X _____ The foregoing instrument was acknowledged before me this _____ day of _____, _____ Year

(Signature)

My commission expires on: _____

(Signature of NOTARY PUBLIC)

SECTION 6 Individual or Partnership Owners:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Individual:

Last	First	Middle	% Owned	Mailing Address	City State Zip
Barker	Robert	E	100%	6306 W. Yorktown Way Florence AZ	85132

Partnership Name: (Only the first partner listed will appear on license) Robert E. Barker

General-Limited	Last	First	Middle	% Owned	Mailing Address	City State Zip
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						

) Y R A S S E C E N F I T

2. Is any person, other than the above, going to share in the profits/losses of the business? YES NO
If Yes, give name, current address and telephone number of the person(s). Use additional sheets if necessary.

Last	First	Middle	Mailing Address	City, State, Zip	Telephone#
Barker	Jennifer	L	6306 W. Yorktown Way Florence AZ	85132	315 286-4608

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

- CORPORATION **Complete questions 1, 2, 3, 5, 6, 7, and 8.**
- L.L.C. **Complete 1, 2, 4, 5, 6, 7, and 8.**

1. Name of Corporation/L.L.C.: _____
(Exactly as it appears on Articles of Incorporation or Articles of Organization)
2. Date Incorporated/Organized: _____ State where Incorporated/Organized: _____
3. AZ Corporation Commission File No.: _____ Date authorized to do business in AZ: _____
4. AZ L.L.C. File No: _____ Date authorized to do business in AZ: _____
5. Is Corp./L.L.C. Non-profit? YES NO
6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City State Zip

JAN 21 11am LIC. RM1157

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City State Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
(Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)
2. Is club non-profit? YES NO
3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City State Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

SECTION 9 Probate, Will Assignment or Divorce Decree of an existing Bar or Liquor Store License:

- 1. Current Licensee's Name: _____
(Exactly as it appears on license) Last First Middle
- 2. Assignee's Name: _____
Last First Middle
- 3. License Type: _____ License Number: _____ Date of Last Renewal: _____
- 4. ATTACH TO THIS APPLICATION A CERTIFIED COPY OF THE WILL, PROBATE DISTRIBUTION INSTRUMENT, OR DIVORCE DECREE THAT SPECIFICALLY DISTRIBUTES THE LIQUOR LICENSE TO THE ASSIGNEE TO THIS APPLICATION.

SECTION 10 Government: (for cities, towns, or counties only)

- 1. Governmental Entity: _____
- 2. Person/designee: _____
Last First Middle Contact Phone Number

A SEPARATE LICENSE MUST BE OBTAINED FOR EACH PREMISES FROM WHICH SPIRITUOUS LIQUOR IS SERVED.

SECTION 11 Person to Person Transfer:

Questions to be completed by CURRENT LICENSEE (Bars and Liquor Stores ONLY-Series 06,07, and 09).

14 JAN 21 11:15 AM LIC 001157

- 1. Current Licensee's Name: _____ Entity: _____
(Exactly as it appears on license) Last First Middle (Indiv., Agent, etc)
- 2. Corporation/L.L.C. Name: _____
(Exactly as it appears on license)
- 3. Current Business Name: _____
(Exactly as it appears on license)
- 4. Physical Street Location of Business: Street _____
City, State, Zip _____
- 5. License Type: _____ License Number: _____
- 6. If more than one license to be transfered: License Type: _____ License Number: _____
- 7. Current Mailing Address: Street _____
(Other than business) City, State, Zip _____

- 8. Have all creditors, lien holders, interest holders, etc. been notified of this transfer? YES NO
- 9. Does the applicant intend to operate the business while this application is pending? YES NO If yes, complete Section 5 of this application, attach fee, and current license to this application.

10. I, _____, hereby authorize the department to process this application to transfer the privilege of the license to the applicant, provided that all terms and conditions of sale are met. Based on the fulfillment of these conditions, I certify that the applicant now owns or will own the property rights of the license by the date of issue.

I, _____, declare that I am the CURRENT OWNER, AGENT, MEMBER, PARTNER STOCKHOLDER, or LICENSEE of the stated license. I have read the above Section 11 and confirm that all statements are true, correct, and complete.

(Signature of CURRENT LICENSEE)

State of _____ County of _____
The foregoing instrument was acknowledged before me this

My commission expires on: _____

Day Month Year

(Signature of NOTARY PUBLIC)

SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

- Current Business: Name _____
(Exactly as it appears on license) Address _____
- New Business: Name _____
(Physical Street Location) Address _____
- License Type: _____ License Number: _____
- If more than one license to be transferred: License Type: _____ License Number: _____
- What date do you plan to move? _____ What date do you plan to open? _____

SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building. The above paragraph DOES NOT apply to:

- a) Restaurant license (§ 4-205.02)
- b) Hotel/motel license (§ 4-205.01)
- c) Government license (§ 4-205.03)
- d) Fenced playing area of a golf course (§ 4-207 (B)(5))

1-1 JAN 2017 Lic. 91157

- Distance to nearest school: 5,180 ft. Name of school ANTHEM K-8
Address 2700 N. ANTHEM WAY, FLORENCE, AZ
City, State, Zip
- Distance to nearest church: 36,960 ft. Name of church Church of Jesus Christ of LDS
Address 85 VAN HAREN ST FLORENCE AZ 85132
City, State, Zip
- I am the: Lessee Sublessee Owner Purchaser (of premises)
- If the premises is leased give lessors: Name EVERGREEN DEVCO, INC
Address 2390 E. Camelback Road, Phoenix AZ 85016
City, State, Zip
- Monthly rental/lease rate \$ 4,267⁰⁰ What is the remaining length of the lease 5 yrs. ___ mos.
- What is the penalty if the lease is not fulfilled? \$ 4,995⁶⁸ or other _____
(give details - attach additional sheet if necessary)
- What is the total **business** indebtedness for this license/location excluding the lease? \$ 35,000
Please list lenders you owe money to.

Last	First	Middle	Amount Owed	Mailing Address	City State	Zip
Galbato	Ricardo		\$35,000	Genesee St.	Aburn NY	13021

(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? RESTAURANT, BAR

SECTION 13 - continued

7. Has a license or a transfer license for the premises on this application been denied by the state within the past one (1) year?
 YES NO If yes, attach explanation.
8. Does any spirituous liquor manufacturer, wholesaler, or employee have any interest in your business? YES NO
9. Is the premises currently licensed with a liquor license? YES NO If yes, give license number and licensee's name:
 License # 12113223 (exactly as it appears on license) Name CARRIE DAWN PAMPAVIN

SECTION 14 Restaurant or hotel/motel license applicants:

1. Is there an existing restaurant or hotel/motel liquor license at the proposed location? YES NO
 If yes, give the name of licensee, Agent or a company name:
PAMPAVIN CARRIE DAWN and license #: 12113223
Last First Middle
2. If the answer to Question 1 is YES, you may qualify for an Interim Permit to operate while your application is pending; consult A.R.S. § 4-203.01; and complete SECTION 5 of this application.
3. All restaurant and hotel/motel applicants must complete a Restaurant Operation Plan (Form LIC0114) provided by the Department of Liquor Licenses and Control.
4. As stated in A.R.S. § 4-205.02.G.2, a restaurant is an establishment which derives at least 40 percent of its gross revenue from the sale of food. Gross revenue is the revenue derived from all sales of food and spirituous liquor on the licensed premises. By applying for this hotel/motel restaurant license, I certify that I understand that I must maintain a minimum of 40 percent food sales based on these definitions and have included the Restaurant Hotel/Motel Records Required for Audit (form LIC 1013) with this application.

Robert C. Barbaw
applicant's signature

As stated in A.R.S. § 4-205.02 (B), I understand it is my responsibility to contact the Department of Liquor Licenses and Control to schedule an inspection when all tables and chairs are on site, kitchen equipment, and, if applicable, patio barriers are in place on the licensed premises. With the exception of the patio barriers, these items are not required to be properly installed for this inspection. Failure to schedule an inspection will delay issuance of the license. If you are not ready for your inspection 90 days after filing your application, please request an extension in writing, specify why the extension is necessary, and the new inspection date you are requesting. To schedule your site inspection visit www.azliquor.gov and click on the "Information" tab.

R.B.
applicants initials

SECTION 15 Diagram of Premises: (Blueprints not accepted, diagram must be on this form)

1. Check ALL boxes that apply to your business:
 Entrances/Exits Liquor storage areas Contiguous
 Service windows Drive-in windows Non Contiguous
2. Is your licensed premises currently closed due to construction, renovation, or redesign? YES NO
 If yes, what is your estimated opening date? 03/21/2014
month/day/year
3. Restaurants and hotel/motel applicants are required to draw a detailed floor plan of the kitchen and dining areas including the locations of all kitchen equipment and dining furniture. Diagram paper is provided on page 7.
4. The diagram (a detailed floor plan) you provide is required to disclose only the area(s) where spiritous liquor is to be sold, served, consumed, dispensed, possessed, or stored on the premises unless it is a restaurant (see #3 above).
5. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed premises, such as parking lots, living quarters, etc.

As stated in A.R.S. § 4-207.01(B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to boundaries, entrances, exits, added or deleted doors, windows or service windows, or increase or decrease to the square footage after submitting this initial drawing.

R.B.
applicants initials

SECTION 15 Diagram of Premises

4. In this diagram please show only the area where spirituous liquor is to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, bar stools, hi-top tables, dining tables, dining chairs, the kitchen, dance floor, stage, and game room. Do not include parking lots, living quarters, etc. When completing diagram, North is up ↑.

If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.

diagram attached.

14 JAN 21 19:41:157

SECTION 16 Signature Block Robert E. Barker

I, Robert E. Barker, hereby declare that I am the OWNER/AGENT filing this application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

x Robert E. Barker
(signature of applicant listed in Section 4, Question 1)

CARRIE N. KRESLER
01 KR6255643

NOTARY PUBLIC, STATE OF NEW YORK
CAYUGA COUNTY
COMMISSION EXPIRES ON 2/06/20 16

State of New York County of Cayuga

The foregoing instrument was acknowledged before me this
15th of January, 2014
Day Month Year

Carrie N. Kresler

signature of NOTARY PUBLIC

My commission expires on: 02 02 16
Day Month Year

Fenced Patio Area

EXIT + ENTRANCE TO PATIO

What fixture is installation?

Fenced Patio Area

If patio area will have fence, furniture & dining needs to be approved by LL

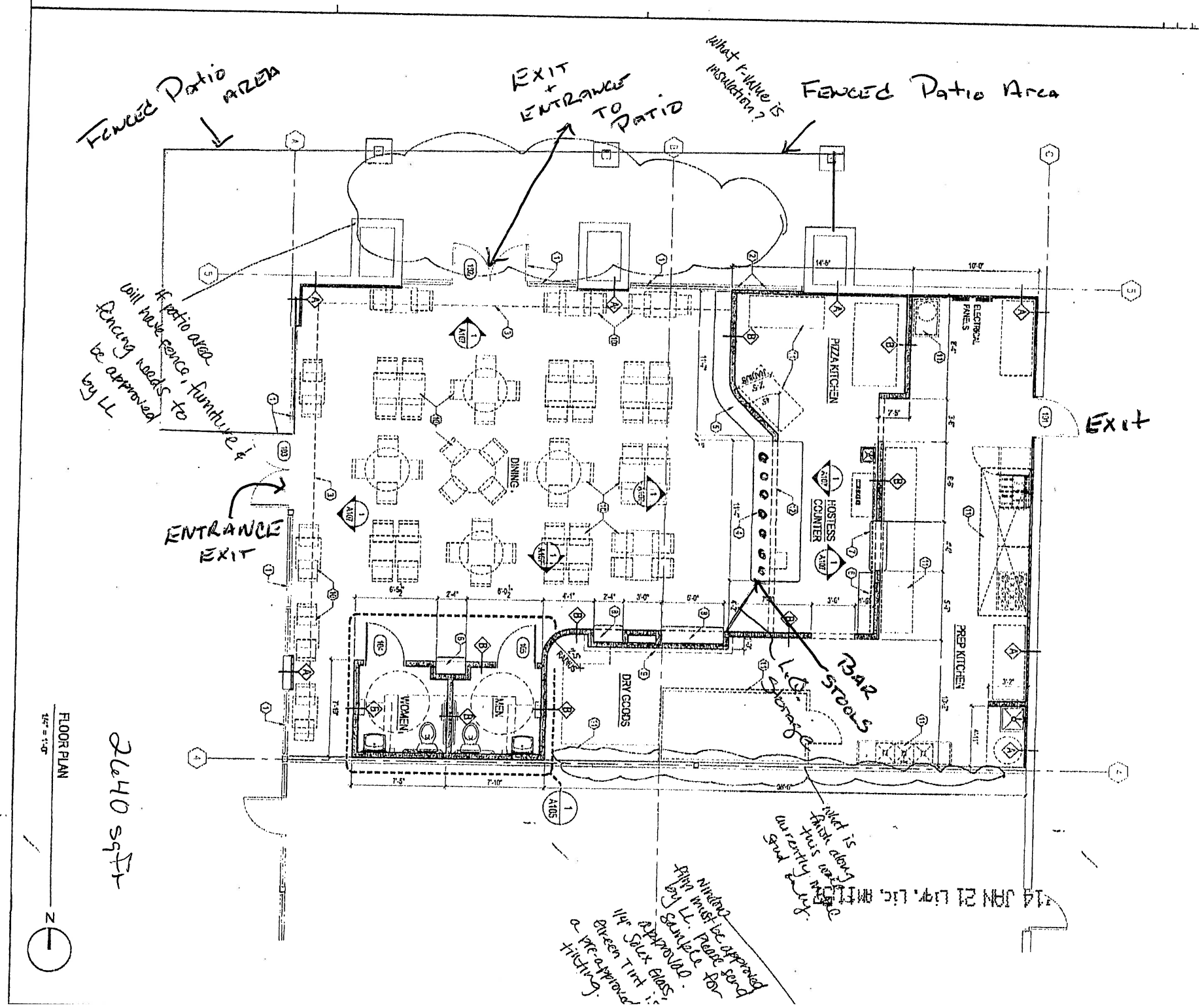
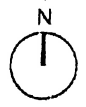
ENTRANCE EXIT

Exit

BAR STOOLS

FLOOR PLAN

2640 sq ft



What is this about? This is not currently in the plan.

Must be approved by LL. Please send a sample for Green Tint in a pre-approved fitting.

12 JAN 21 12W, LIC. #M115

Certification of Posting of Notice

I, the undersigned, hereby certify that a copy of the attached notice was duly posted at Robert E. Barker, Valentinos, located at 3385 North Hunt Highway, Suite 121, Florence, Arizona, on January 28, 2014, for a new Series 12 restaurant license.



Yvonne Hazelton, Administrative Assistant

NOTICE

APPLICATION TO SELL ALCOHOLIC BEVERAGES

DATE POSTED: January 28, 2014

A HEARING ON A LIQUOR LICENSE APPLICATION SHALL BE HELD BEFORE THE
Florence Town Council

PLACE 775 N. Main Street, Florence, AZ **DATE/TIME** February 18, 2014 at 6:00 p.m.

HEARING DATES SUBJECT TO CHANGE, TO VERIFY CALL: 520/868-7574

THE LOCAL GOVERNING BODY WILL RECOMMEND TO THE STATE LIQUOR BOARD WHETHER THE BOARD SHOULD GRANT OR DENY THE LICENSE. THE STATE LIQUOR BOARD MAY HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY. ANY PERSON RESIDING OR OWNING OR LEASING PROPERTY WITHIN A ONE-MILE RADIUS MAY CONTACT THE STATE LIQUOR BOARD IN WRITING TO REGISTER AS A PROTESTER. TO REQUEST INFORMATION REGARDING PROCEDURES BEFORE THE BOARD AND NOTICE OF ANY BOARD HEARINGS REGARDING THIS APPLICATION, CONTACT THE **STATE LIQUOR BOARD:** 800 W. WASHINGTON, 5TH FLOOR, PHOENIX, AZ. 85007 (602) 542-9789

INDIVIDUALS REQUIRING ADA ACCOMMODATIONS CALL - LOCAL GOVERNING BODY:

STATE LIQUOR DEPT: (602) 542-9789

POST ONE COPY OF THE APPLICATION FORM BELOW THIS NOTICE.

NOTICE

APPLICATION TO SELL ALCOHOLIC BEVERAGES

DATE POSTED: January 28, 2014

A HEARING ON A LIQUOR LICENSE APPLICATION SHALL BE HELD BEFORE THE
Florence Town Council

PLACE 775 N. Main Street, Florence, AZ DATE/TIME February 18, 2014 at 6:00 p.m.

HEARING DATES SUBJECT TO CHANGE, TO VERIFY CALL: 520/868-7574

THE LOCAL GOVERNING BODY WILL RECOMMEND TO THE STATE LIQUOR BOARD WHETHER THE BOARD SHOULD GRANT OR DENY THE LICENSE. THE STATE LIQUOR BOARD MAY HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY. ANY PERSON RESIDING OR OWNING OR LEASING PROPERTY WITHIN A ONE-MILE RADIUS MAY CONTACT THE STATE LIQUOR BOARD IN WRITING TO REGISTER AS A PROTESTER. TO REQUEST INFORMATION REGARDING PROCEDURES BEFORE THE BOARD AND NOTICE OF ANY BOARD HEARINGS REGARDING THIS APPLICATION, CONTACT THE **STATE LIQUOR BOARD: 800 W. WASHINGTON, 5TH FLOOR, PHOENIX, AZ. 85007 (602) 542-9789**

INDIVIDUALS REQUIRING ADA ACCOMMODATIONS CALL - LOCAL GOVERNING BODY:

STATE LIQUOR DEPT: (602) 542-9789

POST ONE COPY OF THE APPLICATION FORM BELOW THIS NOTICE.

AMENDMENT

Arizona Department of Liquor Licenses and Control
800 West Washington, 5th Floor
Phoenix, Arizona 85007
www.azliquor.gov
602-542-5141

APPLICATION FOR LIQUOR LICENSE TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, all Owners, Agents, Partners, Stockholders, Officers, or Members actively involved in the day-to-day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 6 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- MORE THAN ONE LICENSE
 INTERIM PERMIT Complete Section 5
 NEW LICENSE Complete Sections 2, 3, 4, 13, 14, 15, 16
 PERSON TRANSFER (Bars & Liquor Stores ONLY)
Complete Sections 2, 3, 4, 11, 13, 15, 16
 LOCATION TRANSFER (Bars and Liquor Stores ONLY)
Complete Sections 2, 3, 4, 12, 13, 15, 16
 PROBATE WILL ASSIGNMENT/DIVORCE DECREE
Complete Sections 2, 3, 4, 9, 13, 16 (if not required)
 GOVERNMENT Complete Sections 2, 3, 4, 10, 13, 15, 16

SECTION 2 Type of ownership:

- J.T.W.R.O.S. Complete Section 6
 INDIVIDUAL Complete Section 6
 PARTNERSHIP Complete Section 6
 CORPORATION Complete Section 7
 LIMITED LIABILITY CO. Complete Section 7
 CLUB Complete Section 8
 GOVERNMENT Complete Section 10
 TRUST Complete Section 6
 OTHER (Explain)

SECTION 3 Type of license and fees LICENSE #(s) 12113242

1. Type of License(s): _____ 2. Total fees attached: \$ _____ Department Use Only

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.
The fees allowed under A.R.S. 44-8852 will be charged for all dishonored checks.

SECTION 4 Applicant

1. Owner/Agent's Name: Mr. Parker Robert Es
(Print one name ONLY in spaces on forms) Last First Middle
2. Corp./Partnership/L.C. _____
(Exactly as it appears on Articles of Inc. or Articles of Org.)
3. Business Name: _____
(Exactly as it appears on the exterior of premises)
4. Principal Street Location: _____ City: _____ County: 26
(Do not use P.O. Box Numbers)
5. Business Phone: _____ Daytime Phone: _____ Email: _____
6. Is the business located within the incorporated limits of the above city or town? YES DNO
7. Mailing Address: 6306 W. HEDGECOCK BLVD PHOENIX AZ 85142
City State Zip
8. Price paid for license only for beer and wine, or liquor store. Type: _____ Fee: \$ _____ Type: \$ _____

DEPARTMENT USE ONLY

Fees:	Application	Interim Permit	Site Inspection	Finger Prints	\$	TOTAL OF ALL FEES
Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? <input type="checkbox"/> YES <input type="checkbox"/> NO						
Accepted by:	Date:	License #:				

*Disabled individuals requiring special accommodation, please call (602) 542-9027.

ZAZA

121

NOTICE
APPLICATION TO SELL ALCOHOLIC BEVERAGES
DATE POSTED: January 28, 2014
A RESUME TO CONSIDER LOCAL APPLICATION SHOULD BE SENT TO BOARD FOR
ALCOHOLIC BEVERAGES

PLACE: The "ZAZA" location, 121 N. DATELINE, Chandler, AZ 85224
TERMINAL DATE: SUBJECT TO CHANGE, TO VERIFY CALL: 480-225-1111
THE LOCAL GOVERNING BODY WILL BE NOTIFIED BY THE BOARD FOR ALCOHOLIC BEVERAGES AND THE BOARD SHOULD CONTACT THE LOCAL GOVERNING BODY TO VERIFY THE LOCAL GOVERNING BODY HAS BEEN ADVISED OF THE APPLICATION. ANY APPLICANT MUST CONTACT THE LOCAL GOVERNING BODY WITHIN A REASONABLE TIME FRAME TO CONTACT THE LOCAL GOVERNING BODY AND REQUEST AN APPLICATION. THE BOARD WILL NOT BE RESPONSIBLE FOR ANY APPLICANT WHOSE APPLICATION IS NOT REVIEWED BY THE BOARD FOR ALCOHOLIC BEVERAGES.

ABREVIATION
[Small text document]



NOTICE OF BOARD'S ACTION
[Small text document]

520-723-3338



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7a.

MEETING DATE: February 18, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia
Deputy Town Manager/Town Clerk

SUBJECT: Pinal County Mounted Posse, Annual Eddie
Martinez Benefit Special Event License

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control on Pinal County Mounted Posse's application for a Special Event Liquor License.

BACKGROUND/DISCUSSION:

Pinal County Mounted Posse has submitted an application for a Special Event Liquor License for the Annual Eddie Martinez Benefit being held Saturday, March 29, 2014, 11:00 am to 10:00 pm.

The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special Event Licenses may be issued for no more than a cumulative total of ten (10) days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The Town of Florence is holding a check totaling \$25 to forward to the Arizona Department of Liquor License and Control upon Council approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control for requested date.

ATTACHMENTS:

Applications (1)

State of Arizona Department of Liquor Licenses and Control
 800 W. Washington, 5th Floor
 Phoenix, AZ 85007
 www.azliquor.gov
 (602)542-5141

APPLICATION FOR SPECIAL EVENT LICENSE

Fee = \$25.00 per day for 1-10 day events only
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

**NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.
 PLEASE ALLOW 10 BUSINESS DAYS FOR APPROVAL**

****Application must be approved by local government before submission to
 Department of Liquor Licenses and Control. (Section #20)**

DLLC USE ONLY
LICENSE #

1. Name of Organization: PINAL COUNTY MOUNTED POSSE

2. Non-Profit/I.R.S. Tax Exempt Number: F.D.# 80-0768130

3. The organization is a: (check one box only)

Charitable Fraternal (must have regular membership and in existence for over 5 years)

Civic Political Party, Ballot Measure, or Campaign Committee

Religious

4. What is the purpose of this event? FUND RAISER BENEFIT

5. Location of the event: 11608 S. Hilway 79 FLORENCE, PINAL 85132

Address of physical location (Not P.O. Box) City County Zip

Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)

6. Applicant: Williams Jerry W 1-18-50

Last First Middle Date of Birth

7. Applicant's Mailing Address: P.O. Box 1128

Street City State Zip

8. Phone Numbers: (831) 210-0204 () ()

Site Owner # Applicant's Business # Applicant's Home #

9. Date(s) & Hours of Event:

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	<u>3-29-14</u>	<u>SATURDAY</u>	<u>11:00 A.M.</u>	<u>10:00 P.M.</u>
Day 2:	_____	_____	_____	_____
Day 3:	_____	_____	_____	_____
Day 4:	_____	_____	_____	_____
Day 5:	_____	_____	_____	_____
Day 6:	_____	_____	_____	_____
Day 7:	_____	_____	_____	_____
Day 8:	_____	_____	_____	_____
Day 9:	_____	_____	_____	_____
Day 10:	_____	_____	_____	_____

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
 YES NO (attach explanation if yes)

11. This organization has been issued a special event license for 1 days this year, including this event
(not to exceed 10 days per year).

12. Is the organization using the services of a promoter or other person to manage the event? YES NO
If yes, attach a copy of the agreement.

13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
THE ORGANIZATION APPLYING MUST RECEIVE 25% OF THE GROSS REVENUES OF THE SPECIAL EVENT LIQUOR SALES.

Name PINAL COUNTY MOUNTED POSSE 100%
Address P.O. Box 1128 FLORENCE AZ. 85132 Percentage

Name _____ Percentage _____
Address _____
(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

 # Police Fencing
X # Security personnel Barriers

CHAIN LINK FENCES w/ PERSONNEL GATES
& SECURITY STAFF

16. Is there an existing liquor license at the location where the special event is being held? YES NO
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use? YES NO

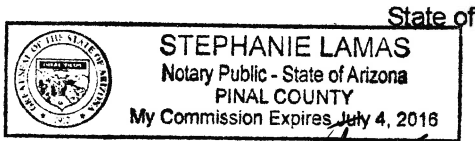
(ATTACH COPY OF AGREEMENT)
PINAL COUNTY MOUNTED POSSE (831) 210-0204
Name of Business Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. Jerry W. Williams President declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X Jerry Williams SR PRESIDENT 1-29-14 (81) 210-0204
 (Signature) (Title/Position) (Date) (Phone #)



State of Arizona County of Pinal
 The foregoing instrument was acknowledged before me this 30 1 2014
 Day Month Year

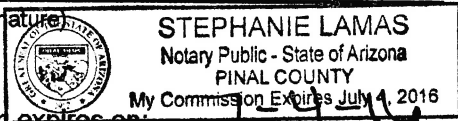
My Commission expires on: June 1, 2014
 (Date)

Slamas
 (Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. Jerry W. Williams declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X Jerry Williams SR. State of Arizona County of Pinal
 (Signature) The foregoing instrument was acknowledged before me this



30 1 2014
 Day Month Year

My commission expires on: June 1, 2014
 (Date)

Slamas
 (Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ hereby recommend this special event application
 (Government Official) (Title)
 on behalf of _____
 (City, Town or County) (Signature of OFFICIAL) (Date)

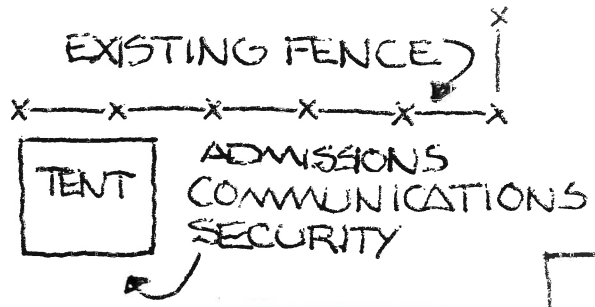
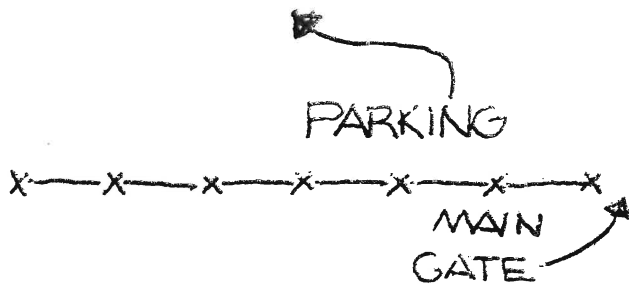
FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

 (Employee) (Date)

APPROVED DISAPPROVED BY: _____

 (Title) (Date)




BAND

REST ROOMS

FOSSE
FOOD
SALES

RAMADA

RODEO
ARENA


NORTH
NOT TO SCALE

SERIES: 15 SPECIAL EVENT LICENSE (Temporary)

**Non-transferable
On-sale retail privileges**

PURPOSE:

Allows a charitable, civic, fraternal, political or religious organization to sell and serve spirituous liquor for consumption only on the premises where the spirituous liquor is sold, and only for the period authorized on the license. This is a temporary license.

ADDITIONAL RIGHTS AND RESPONSIBILITIES:

The applicant for a special event license must request a special event application from the Department and file the application with the governing body of the city or town, or Board of Supervisors of an unincorporated area of a county (where the special event is to take place) for approval or disapproval. Some local governing bodies may require approximately 60 days prior notice.

If the application is approved by the local authority, and the event meets the requirements for granting the license, the Director will issue a special event license to the qualifying organization.

Qualifying organizations will be granted a special event license for no more than ten (10) days in a calendar year. Events must be held on consecutive days and at the same location or additional licenses will be required. The license is automatically terminated upon closing of the last day of the event or the expiration of the license, whichever occurs first.

The qualified organization must receive at least twenty-five percent (25 %) of the gross revenues of the special event liquor sales.

A person selling spirituous liquor under a special event license must purchase the spirituous liquor from the holder of a license authorized to sell off-sale; *except that*, in the case of a non-profit organization which has obtained a special event license for the purpose of charitable fund raising activities, a person may receive the spirituous liquor from a wholesaler as a donation.

AVERAGE APPROVAL TIME: One (1) to seven (7) days.

PERIOD OF ISSUANCE:

Issued for no more than a cumulative total of ten (10) days in a calendar year. A special event may be held for more than one (1) day, but it must be held on consecutive days and at the same location or additional licenses will be required.

FEES: \$25.00 per day.

ARIZONA STATUTES AND REGULATIONS:

ARS 4-203.02, 4-244, 4-261; Rule R19-1-228, R19-1-235, R19-1-309.

Disabled individuals requiring special accommodations please call (602) 542-9027



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7b.

MEETING DATE: February 18, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia
Deputy Town Manager/Town Clerk

SUBJECT: Paladin Sports Outreach, Anthem Spring
Festival Special Event License

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control on Paladin Sports Outreach, Anthem Spring Festival, application for a Special Event Liquor License.

BACKGROUND/DISCUSSION:

Paladin Sports Outreach has submitted an application for a Special Event Liquor License for the Anthem Spring Festival, being held Saturday, March 8, 2014, 11:00 am to 6:00 pm.

The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special Event Licenses may be issued for no more than a cumulative total of ten (10) days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The Town of Florence is holding a check totaling \$25 to forward to the Arizona Department of Liquor License and Control upon Council approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control for requested date.

ATTACHMENTS:

Applications (1)

ARIZONA DEPARTMENT OF LIQUOR LICENSES & CONTROL

800 W Washington 5th Floor
Phoenix AZ 85007-2934
(602) 542-5141



400 W Congress #521
Tucson AZ 85701-1352
(520) 628-6595

APPLICATION FOR SPECIAL EVENT LICENSE

Fee = \$25.00 per day, for 1-10 day events only
A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

PLEASE NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.

****APPLICATION MUST BE APPROVED BY LOCAL GOVERNMENT**

DEPT USE ONLY
LIC#

1. Name of Organization: Paladin Sports Outreach

2. Non-Profit/I.R.S. Tax Exempt Number: 26-3266441

3. The organization is a: (check one box only)
- Charitable
 - Fraternal (must have regular membership and in existence for over 5 years)
 - Civic
 - Political Party, Ballot Measure, or Campaign Committee
 - Religious

4. What is the purpose of this event? Spring Festival Community Event

5. Location of the event: 3313 N. Anthem Way Florence Pinal 85132

Address of physical location (Not P.O. Box) City County Zip

Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)

6. Applicant: Schraufnager Ty 11/5/1985

Last First Middle Date of Birth

7. Applicant's Mailing Address: 6077 W. Montebello Way Florence, AZ 85132

Street City State Zip

8. Phone Numbers: (520) 723-6654 480 440-5641 ()

Site Owner # Applicant's Business # Applicant's Home #

9. Date(s) & Hours of Event: (Remember: you cannot sell alcohol before 10:00 a.m. on Sunday)

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	<u>2/8/14</u>	<u>Saturday</u>	<u>11:00 AM</u>	<u>6:00 PM</u>
Day 2:	_____	_____	_____	_____
Day 3:	_____	_____	_____	_____
Day 4:	_____	_____	_____	_____
Day 5:	_____	_____	_____	_____
Day 6:	_____	_____	_____	_____
Day 7:	_____	_____	_____	_____
Day 8:	_____	_____	_____	_____
Day 9:	_____	_____	_____	_____
Day 10:	_____	_____	_____	_____

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
 YES NO (attach explanation if yes)
11. This organization has been issued a special event license for 0 days this year, including this event
(not to exceed 10 days per year).
12. Is the organization using the services of a promoter or other person to manage the event? YES NO
If yes, attach a copy of the agreement.
13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
**THE ORGANIZATION APPLYING MUST RECEIVE 25% of the gross revenues of
Alcoholic Beverage Sales.**

Name	Address	Percentage
Paladin Sports Outreach	85 W. Combs Rd, San Tan Valley AZ	25%
Anthem Community Council	3313 N. Anthem Way, Florence AZ	75%

(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

2 # Police Fencing
 # Security personnel Barriers

Alcohol Area fully fenced w/ officer stationed at
Entrance.

16. Is there an existing liquor license at the location where the special event is being held? YES NO
If yes, does the existing business agree to suspend their liquor license during the time
period, and in the area in which the special event license will be in use? YES NO
(ATTACH COPY OF AGREEMENT)

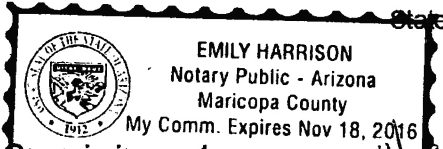
Name of Business () Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. I, Ty Schraufnager declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X Ty Schraufnager Board President 2/5/14 (480) 440-5671
 (Signature) (Title/Position) (Date) (Phone #)



State of Arizona County of Maricopa

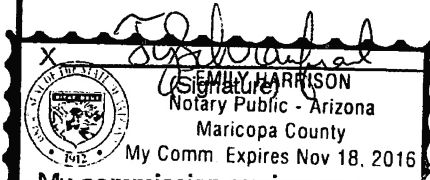
The foregoing instrument was acknowledged before me this 5 February 2014
 Day Month Year

My Commission expires on: 11/18/16
 (Date)

[Signature]
 (Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. I, Ty Schraufnager declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.



State of Arizona County of Maricopa

The foregoing instrument was acknowledged before me this 5 February 2014
 Day Month Year

My Commission expires on: 11/18/14
 (Date)

[Signature]
 (Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ hereby recommend this special event application
 (Government Official) (Title)
 on behalf of _____
 (City, Town or County) (Signature of OFFICIAL) (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

 (Employee) (Date)

APPROVED DISAPPROVED BY: _____

 (Title) (Date)

SPECIAL EVENT LICENSED PREMISES DIAGRAM
(This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)

NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.

Please see attached



Updated 1-30

STAGE

Beer Pavilion

Small-Stage

Greek

fry

pig

Octopus

Sizzler

Fun House

Bungee 30x30

Trike Race 100x50

12 Tented Vendors
12 10x10 tents

Arena 25x15

Stage 30x28

15x15

Princess 20x20

DJ

Skateboard Ramp 20x50

15x15

Arena 19x16

CDC

CDC

Paladin

ALA

Beer ID and cash

Ride tix

SPRING FESTIVAL

Entrance

20 Untented Vendors (4 rows of 5, 10x10 space)

6 carnival games

Obstacle 40x30

Hospital

Hospital

Spiderman 20x17

Smoking Area

herp

bird

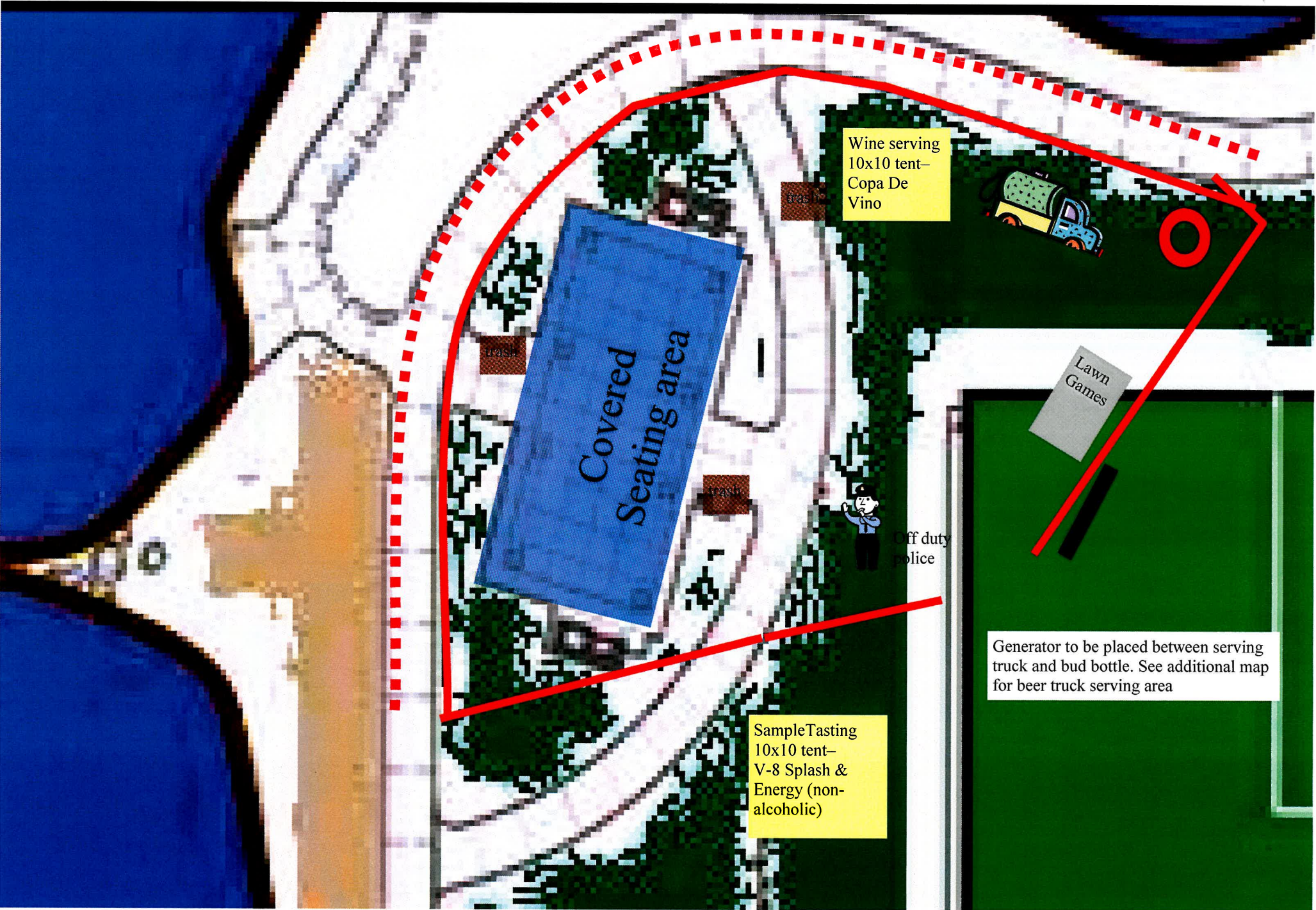
Fun Derby 30x20



Handicap Parking

Police parking only

This are
will need
plug into
generatc



Wine serving
10x10 tent-
Copa De
Vino

Covered
Seating area

Sample Tasting
10x10 tent-
V-8 Splash &
Energy (non-
alcoholic)

Lawn
Games

Off duty
police

Generator to be placed between serving
truck and bud bottle. See additional map
for beer truck serving area

SERIES:

15 SPECIAL EVENT LICENSE (Temporary)

Non-transferable

On-sale retail privileges

PURPOSE:

Allows a charitable, civic, fraternal, political or religious organization to sell and serve spirituous liquor for consumption only on the premises where the spirituous liquor is sold, and only for the period authorized on the license. This is a temporary license.

ADDITIONAL RIGHTS AND RESPONSIBILITIES:

The applicant for a special event license must request a special event application from the Department and file the application with the governing body of the city or town, or Board of Supervisors of an unincorporated area of a county, where the special event is to take place, for approval or disapproval.

If the application is approved by the local authority, and the event meets the requirements for granting the license, the DIRECTOR will issue a special event license to the qualifying organization.

Qualifying organizations will be granted a special event license for no more than ten (10) days in a calendar year. Events must be held on consecutive days and at the same location or additional licenses will be required. The license is automatically terminated upon closing of the last day of the event or the expiration of the license, whichever occurs first.

The qualified organization must receive at least twenty-five percent (25 %) of the gross revenues of Alcoholic Beverage Sales of the special event.

A person selling spirituous liquor under a special event license must purchase the spirituous liquor from the holder of a license authorized to sell off-sale; *except that*, in the case of a non-profit organization which has obtained a special event license for the purpose of charitable fund raising activities, a person may receive the spirituous liquor from a wholesaler as a donation.

AVERAGE APPROVAL TIME: One (1) to seven (7) days.

PERIOD OF ISSUANCE:

Issued for no more than a cumulative total of ten (10) days in a calendar year. A special event may be held for more than one (1) day, but it must be held on consecutive days and at the same location, or additional licenses will be required.

FEES: \$25.00 per day.

ARIZONA STATUTES AND REGULATIONS:

ARS 4-203.02, 4-244, 4-261; Rule R19-1-214, R19-1-244, R19-1-250.

Disabled individuals requiring special accommodations please call (602) 542-9051



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7c.

MEETING DATE: February 18, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia
Deputy Town Manager/Town Clerk

SUBJECT: Reappointments to the Industrial Development
Authority

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Reappointment of Judy Hughes, Barbara J. Kelly, and Ty Schraufnagel to the Industrial Development Authority with terms to expire December 31, 2019.

BACKGROUND/DISCUSSION:

In December 2013, Town staff sent notice to board and commission members whose terms were expiring. Advertisements were also placed on the Town website, Channel 11, and in the Florence Reminder noticing the availability of board and commission seats.

FINANCIAL IMPACT:

None

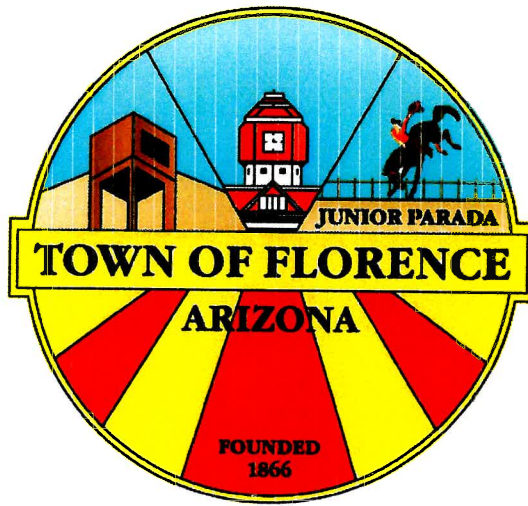
STAFF RECOMMENDATION:

Reappointment of Judy Hughes, Barbara J. Kelly, and Ty Schraufnagel to the Industrial Development Authority with terms to expire December 31, 2019.

ATTACHMENTS:

Applications

Boardmember List



Board and Commission Application

NAME Judy Hughes

DATE 12/19/13

Date Received: 12-20-2013

Appointed on: _____ to _____ Board/Commission

Term Expires: _____

Board and Commission Application

Name: <u>Judy Hughes</u>	Date: <u>12/19/13</u>
E-Mail Address: <u>judyhughes@awardrealty.com</u>	
Street Address: <u>2918 N Congress Rd Ct Florence, AZ 85132</u>	Mailing Address: <u>Same</u>
Home Telephone: <u>520-858-5414</u>	Work Telephone: <u>Same</u>
Occupation: <u>Executive Director Florence CFC Commercial Real Estate Agt</u>	Best Time to Call: <u>Day M-F</u>
Do you own commercial property or operate a business in Florence? <u>Yes</u>	
Work/Business Name: <u>Award Realty Commercial Agent</u>	
Work/Business Address: <u>Same as Home</u>	
Length of Residency in Florence: <u>1 1/2 yr</u>	Are you a Registered Voter <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are you now, or have you ever served on a board, commission or committee for the Town of Florence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please give name of board, commission and/or committee and dates served:	
<u>IDA</u>	

BOARD OR COMMISSION PREFERENCE(S): Refer to last page for list of boards and commissions (Please list <u>no more</u> than two boards, commissions in order of preference)			
1	<u>IDA</u>	2	

If appointed, how much time would you be able to devote to the board or commission?	
Hours per week? <u>5 hrs</u>	Hours per month? <u>20 hrs</u>

Employment History		
Employment Period	Employer's Name and Address	Title
<u>Dec 13 to Present</u>	<u>Executive Director Florence CFC</u>	<u>Executive Director</u>
<u>Nov 04 to Present</u>	<u>Award Realty Commercial</u>	<u>Agt</u>

Education		
Name of School, College or University you attended	Degree	Year

Civic Activities – Service Organizations
<u>Chamber, IDA</u>

What personal and professional experience or background can you contribute to the board or commission? Current Board Member

What is the most significant contribution you can make as a member of the board or commission for which you are applying? Business Background

Please state in what ways you have been involved in the Florence community and what prompted you to apply for appointment to the Town's boards and commissions. Current IDA Board Member

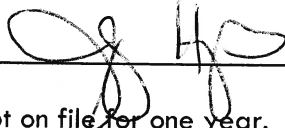
I understand that if a subject is presented for discussion to a board or commission where you have a conflict of interest, I will excuse myself from the discussion and abstain from voting. (For more information on conflict of interest, please contact the Town Attorney).

I understand that boards and commissions shall have no administrative authority unless specifically required by Federal or State Law, or Intergovernmental Agreement. Members of boards and commissions shall serve without compensation.

I further understand that to be considered for appointment to a board or commission I must be at least eighteen (18) years of age (except youth representatives), a qualified elector, and a resident of Florence unless a motion, resolution, or ordinance creating a board or commission specifies otherwise.

I further understand that my attendance at all regularly scheduled meetings is critical even if I am an alternate member and that the Town Council may appoint a replacement for members who are chronically absent from regular meetings. If a member is absent without an excuse from three (3) or more consecutive meetings, the Town Council may remove this member from the board or commission and appoint another (subject to Town Council approval) to serve the remainder of the term. I also understand that this application is considered a public record.

Applicant's Signature: _____



All applications are kept on file for one year. During that time, your application will be considered when there is an opening for the board or Commission for which you have applied.

- Please notify the Town Clerk's Office at 520-868-7552 if you move or no longer wish to be considered for appointment.
- Please feel free to attach a resume and/or copies of any certificates pertinent to the appointment you are seeking.
- Mail or deliver your completed application to: Town of Florence, Town Clerk's Office, 775 North Main Street, P.O. Box 2670, Florence, AZ 85132

* Application must be completely filled out in order to be considered *

THANK YOU FOR YOUR INTEREST IN THE TOWN OF FLORENCE

CITIZEN'S GUIDE.....Florence's Boards and Commissions

Board of Adjustment

Duties: Serves as a quasi-judiciary board that hears variances, appeals and ordinance interpretations relating to regulations contained in the Zoning Ordinance.

Membership: The seven members of Council serve as the Board of Adjustments.

Meetings: As needed during regular Council Meetings

Downtown Redevelopment Commission

Duties: Agent for exercise of powers prescribed in A.R.S. Section 36-1476- Downtown Redevelopment Commission.

Membership: Five members appointed by the Town Council for a term of four years. The Mayor designates both the chair and vice-chair of the commission. Commissioners may or may not be residents of the municipality and may or may not be serving concurrently on other Town boards or commissions.

Meetings: Meetings are held the 4th Tuesday of the month at 6 pm at Florence Town Hall, 775 North Main Street

Historic District Advisory Commission

Duties: Maintains the historical integrity of the buildings within the district.

Membership: Seven members appointed by the Mayor and Council for a three year term, 4 of which shall be property owners within the district. Three or fewer shall have qualifications in one of the following areas historic preservation, architecture, planning, history, archeology, or related field. Three or fewer may also be filled by elected or appointed representatives of the municipality and its various commissions and authorities. Three or fewer places may be filled by at large residents of the municipality.

Meetings: Meetings are held the last Wednesday of the month at 7 pm at Florence Town Hall, 775 North Main Street

Industrial Development Authority

Duties: In addition to the powers granted to an industrial development authority bylaw, the authority has the powers to acquire, whether by purchase, exchange, gift, and lease or otherwise establish, construct, improve, maintain equip and furnish one or more projects. The authority has the power to lease, sell, exchange, or donate any or all of its projects. The authority as all other powers as defined by ARS 35-706.

Membership: Seven regular members appointed by the Town Council for Six-year terms.

Meetings: The authority meetings are posted 24 in advance with time, date, and location of meeting

Library Advisory Board

Duties: To promote the interests of the Florence Public Library.

Membership: Five regular members appointed by the Town Council for two-year terms. Member must reside within the Florence Unified School District.

Meetings: Meetings are held the 3rd Wednesday of the month at 6 pm at Florence Community Library, 1000 South Willow Street

Parks & Recreation Board

Duties: Advises Town Council and staff on issues pertaining to parks, open space, trails and recreation.

Membership: Five members appointed by the Town Council for a three-year terms.

Meetings: Meetings are held the 4th Thursday of the quarter at 6 pm at Florence Town Hall, 775 North Main Street

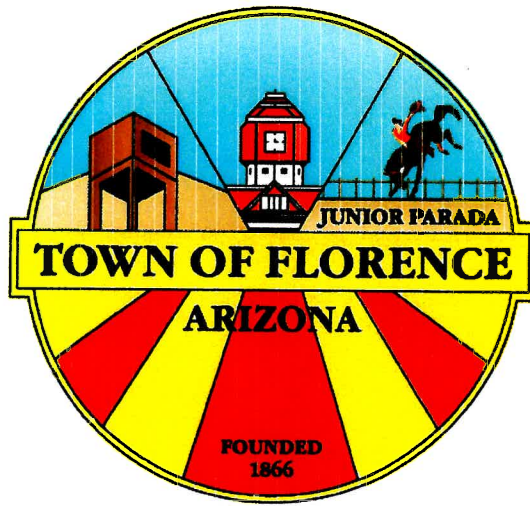
Planning & Zoning Commission

Duties: Analyze, review and make recommendations to the Council regarding land use and development related issues.

Membership: Five members and one alternate* appointed by the Town Council for three-year terms.

Meetings: Meetings are held the 1st and 3rd Thursday of the month at 6:30 pm at Florence Town Hall, 775 North Main Street

* Alternates are not selected to fill in for board, commission or committee members that do not attend meetings. Alternates may attend meetings and are encouraged to do so as their attendance will enhance their overall knowledge and abilities and help them prepare for future appointment. However, alternates may not formally participate in the board, committee or commission decisions unless and until there is a vacancy, at which time they are automatically appointed to the open position.



Board and Commission Application

NAME Barbara J KELLY

DATE 12/9/13

Date Received: 12-30-2013

Appointed on: _____ to _____ Board/Commission

Term Expires: _____

Board and Commission Application

Name: <i>Barbara J Kelly</i>	Date: <i>December 9, 2013</i>
E-Mail Address: <i>aunt.brat@hotmail.com</i>	
Street Address: <i>593 W 11th St</i>	Mailing Address: <i>PO Box 550</i>
Home Telephone: <i>520-858-5858</i>	Work Telephone: <i>520-560-5610</i> <small>Cell</small>
Occupation: <i>Retired - Pinal County Government</i>	Best Time to Call: <i>8am thru 7:00 PM</i>
Do you own commercial property or operate a business in Florence? <i>No</i>	
Work/Business Name:	
Work/Business Address:	
Length of Residency in Florence: <i>25</i>	Are you a Registered Voter <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are you now, or have you ever served on a board, commission or committee for the Town of Florence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please give name of board, commission and/or committee and dates served: <i>Current - I.D.A.</i>	
<i>Past - Redevelopment</i>	

BOARD OR COMMISSION PREFERENCE(S): Refer to last page for list of boards and commissions (Please list <u>no more</u> than two boards, commissions in order of preference)			
1	<i>Industrial Development Authority</i>	2	

If appointed, how much time would you be able to devote to the board or commission?	
Hours per week? <i>10</i>	Hours per month? <i>40</i>

Employment History		
Employment Period	Employer's Name and Address	Title
<i>1977-2011</i>	<i>Pinal County Government</i>	<i>as of Retirement Chief Dep Recorder</i>

Education		
Name of School, College or University you attended	Degree	Year
<i>Florence High School</i>	<i>—</i>	<i>75-78</i>

Civic Activities – Service Organizations

*Florence Rotary Club; Pinal County Democrats; Volunteer McFarland State Historic Park; Boys & Girls Club of EV (Apache Jet); Main Street Board; Home Tour Committee 2013/14
3F's - secretary*

What personal and professional experience or background can you contribute to the board or commission?

I served for the past 6 years on this board, so I know where we came from and where we are heading. I have a passion for moving Florence forward. I'm an equal volunteer to do good.

What is the most significant contribution you can make as a member of the board or commission for which you are applying?

My experience of where we can go to better the community. Willingness to do what needs to be done. I put Florence first and the well being of my neighbors both in historic and downtown area. I love Florence and chose to stay here.

Please state in what ways you have been involved in the Florence community and what prompted you to apply for appointment to the Town's boards and commissions.

I am re-applying for this Commission. We have overcome many obstacles and have a great board in place. I'm on 3rd, a former Commission on re-development, I'm a rotarian, I volunteer at McFarland Park on Mondays and when needed to help

I understand that if a subject is presented for discussion to a board or commission where you have a conflict of interest, I will excuse myself from the discussion and abstain from voting. (For more information on conflict of interest, please contact the Town Attorney).

I understand that boards and commissions shall have no administrative authority unless specifically required by Federal or State Law, or Intergovernmental Agreement. Members of boards and commissions shall serve without compensation.

I further understand that to be considered for appointment to a board or commission I must be at least eighteen (18) years of age (except youth representatives), a qualified elector, and a resident of Florence unless a motion, resolution, or ordinance creating a board or commission specifies otherwise.

I further understand that my attendance at all regularly scheduled meetings is critical even if I am an alternate member and that the Town Council may appoint a replacement for members who are chronically absent from regular meetings. If a member is absent without an excuse from three (3) or more consecutive meetings, the Town Council may remove this member from the board or commission and appoint another (subject to Town Council approval) to serve the remainder of the term. I also understand that this application is considered a public record.

Applicant's Signature:

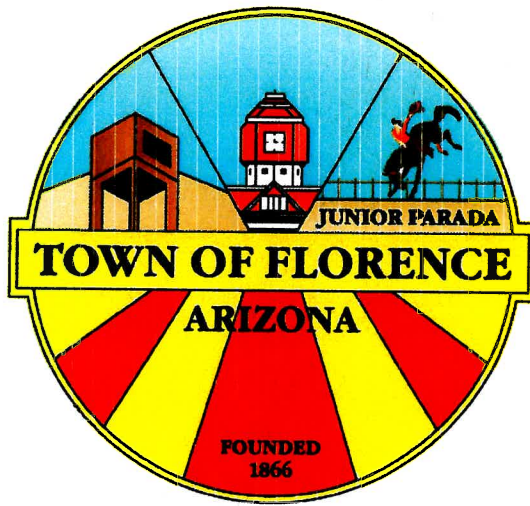
Barbara J. Kelly

All applications are kept on file for one year. During that time, your application will be considered when there is an opening for the board or Commission for which you have applied.

- Please notify the Town Clerk's Office at 520-868-7552 if you move or no longer wish to be considered for appointment.
- Please feel free to attach a resume and/or copies of any certificates pertinent to the appointment you are seeking.
- Mail or deliver your completed application to: Town of Florence, Town Clerk's Office, 775 North Main Street, P.O. Box 2670, Florence, AZ 85132

* Application must be completely filled out in order to be considered *

THANK YOU FOR YOUR INTEREST IN THE TOWN OF FLORENCE



Board and Commission Application

NAME Ty Schraufnager

DATE 12/18/13

Date Received: 12-20-2013

Appointed on: _____ to _____ Board/Commission

Term Expires: _____

Board and Commission Application

Name: <u>Ty Schraufnagel</u>		Date: <u>12/18/13</u>
E-Mail Address: <u>tschrauf@amfam.com</u>		
Street Address: <u>6077 W Montebello Way Florence, AZ 85132</u>		Mailing Address: <u> </u>
Home Telephone: <u>480.440.5641</u>		Work Telephone: <u> </u>
Occupation: <u>Insurance Agent</u>		Best Time to Call: <u>anytime</u>
Do you own commercial property or operate a business in Florence? <u>no</u>		
Work/Business Name: <u>American Family Insurance</u>		
Work/Business Address: <u>2510 E Hunt Hwy Ste 18 Scottsdale, AZ 85143</u>		
Length of Residency in Florence: <u>6 yrs</u>		Are you a Registered Voter <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are you now, or have you ever served on a board, commission or committee for the Town of Florence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>IDA</u>		
If yes, please give name of board, commission and/or committee and dates served:		
<u>IDA</u>		

BOARD OR COMMISSION PREFERENCE(S): Refer to last page for list of boards and commissions (Please list <u>no more than two</u> boards, commissions in order of preference)			
1		2	

If appointed, how much time would you be able to devote to the board or commission?	
Hours per week? <u>3</u>	Hours per month? 3 <u>5</u>

Employment History		
Employment Period	Employer's Name and Address	Title
<u>6/09-current</u>	<u>American Family Insurance</u>	<u>Owner</u>

Education		
Name of School, College or University you attended	Degree	Year
<u>Johnson & Wales University</u>	<u>Sports Management</u>	<u>2008</u>

Civic Activities – Service Organizations	
<u>Florence Chamber of Commerce Board</u>	
<u>Paladin Sports Outreach Board President</u>	

What personal and professional experience or background can you contribute to the board or commission? Experience in Florence & forward thinking re Commerce in town

What is the most significant contribution you can make as a member of the board or commission for which you are applying? leveraging contacts/relationships to help get things done

Please state in what ways you have been involved in the Florence community and what prompted you to apply for appointment to the Town's boards and commissions. IDA & Chamber of Commerce. Passionate about town & its growth potential

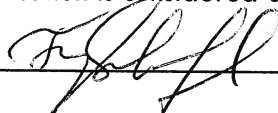
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Applicant's Signature: _____



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* Application must be completely filled out in order to be considered *
THANK YOU FOR YOUR INTEREST IN THE TOWN OF FLORENCE

CITIZEN'S GUIDE.....Florence's Boards and Commissions

Board of Adjustment

Duties: Serves as a quasi-judiciary board that hears variances, appeals and ordinance interpretations relating to regulations contained in the Zoning Ordinance.

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Meetings: As needed during regular Council Meetings

Downtown Redevelopment Commission

Duties: Agent for exercise of powers prescribed in A.R.S. Section 36-1476- Downtown Redevelopment Commission.

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Historic District Advisory Commission

Duties: Maintains the historical integrity of the buildings within the district.

Membership: Seven members appointed by the Mayor and Council for a three year term, 4 of which shall be property owners within the district. Three or fewer shall have qualifications in one of the following areas historic preservation, architecture, planning, history, archeology, or related field. Three or fewer may also be filled by elected or appointed representatives of the municipality and its various commissions and authorities. Three or fewer places may be filled by at large residents of the municipality.

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Industrial Development Authority

Duties: In addition to the powers granted to an industrial development authority bylaw, the authority has the powers to acquire, whether by purchase, exchange, gift, and lease or otherwise establish, construct, improve, maintain equip and furnish one or more projects. The authority has the power to lease, sell, exchange, or donate any or all of its projects. The authority as all other powers as defined by ARS 35-706.

Membership: Seven regular members appointed by the Town Council for Six-year terms.

Meetings: The authority meetings are posted 24 in advance with time, date, and location of meeting

Library Advisory Board

Duties: To promote the interests of the Florence Public Library.

Membership: Five regular members appointed by the Town Council for two-year terms. Member must reside within the Florence Unified School District.

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Parks & Recreation Board

Duties: Advises Town Council and staff on issues pertaining to parks, open space, trails and recreation.

Membership: Five members appointed by the Town Council for a three-year terms.

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Planning & Zoning Commission

Duties: Analyze, review and make recommendations to the Council regarding land use and development related issues.

Membership: Five members and one alternate* appointed by the Town Council for three-year terms.

Meetings: Meetings are held the 1st and 3rd Thursday of the month at 6:30 pm at Florence Town Hall, 775 North Main Street

* Alternates are not selected to fill in for board, commission or committee members that do not attend meetings. Alternates may attend meetings and are encouraged to do so as their attendance will enhance their overall knowledge and abilities and help them prepare for future appointment. However, alternates may not formally participate in the board, committee or commission decisions unless and until there is a vacancy, at which time they are automatically appointed to the open position.

Industrial Development Authority

(6 Year Term)

Meets the Third Thursday of the Month at 7:00p.m.

7 members

Barbara Kelly – Vice President

P O Box 550
593 W. 11th Street
Florence, AZ 85132
(520) 868-4291 Home
(520)560-5610 Cell
aunt.brat@hotmail.com
Appointed: 12/17/2007
Expires: 12/31/2013

Judy Hughes

2918 N. Congressional Ct.
Florence AZ 85132
(520-858-5414
judyhughes@awardrealty.com
Appointed: 6/17/13
Expires: 12/31/2013

Gem Gary Cox

P.O. Box 872
324 N. King Street
Florence, AZ 85132
(520) 907-6876 Home
gemcox@cox.net
Appointed: 1/21/2009
Expires: 12/31/2014

Henry Padilla - Secretary

P.O. Box 262
180 S. San Carlos St.
Florence, AZ 85132
(520) 868-4534 Home
(520)705-2541 Cell
lhpadilla@cox.net
Appointed: 1/21/2009
Expires: 12/31/2014

Peter VillaVerde - President

P.O. Box 365
220 N. Bush
Florence, AZ 85132
(520) 868-4605 Home
(520)705-9603 Cell
peterwillaverde@cox.net
Appointed: 1/21/2009
Expires: 12/31/2014

Alfred “Fred” Celaya

P O Box 748
515 Willow Street
Florence, AZ 85132
(520) 868-4262 Home
Appointed: 3/16/2009
Expires: 12/31/2014

Ty Schraufnagel

8011 W. Georgetown Way
Florence AZ 85132
(480) 440-5641 Home
520-723-9400 Work
tschraufnagel@amfam.com
Appointed: 3/4/2013
Expires: 12/31/2013

Staff Liaisons

Jennifer Evans

P.O. Box 2670
Florence, AZ 85132
jennifer.evans@florenceaz.gov
(520) 868-7549

Council Liaisons

Vice-Mayor Tom Smith

191 N. Bailey
P O Box 1810
Florence, AZ 85132
Home: 520-868-4473
Cell: 520-705-1221

Councilmember Bill Hawkins

130 Campbell Road
P O Box 1378
Florence, AZ 85132
Home: 520-868-9647
Cell: 520-705-1601



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7d.

MEETING DATE: February 18, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia
Deputy Town Manager/Town Clerk

SUBJECT: Reappointment to the Parks and Recreation Board

- Action**
- Information Only**
- Public Hearing**
- Resolution**
- Ordinance**
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other**

RECOMMENDED MOTION/ACTION:

Reappointment of Donald L. Woolridge to the Parks and Recreation Board with a term to expire December 31, 2016.

BACKGROUND/DISCUSSION:

In December 2013, Town staff sent notice to board and commission members whose terms were expiring. Advertisements were also placed on the Town website, Channel 11, and in the Florence Reminder noticing the availability of board and commission seats.

FINANCIAL IMPACT:

None

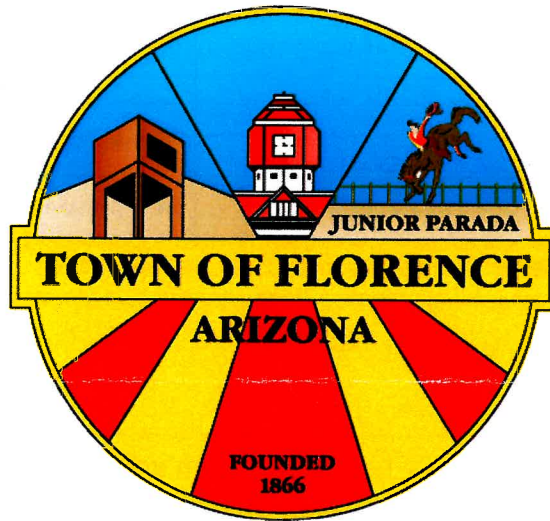
STAFF RECOMMENDATION:

Reappoint Donald L. Woolridge to the Parks and Recreation Board with a term to expire December 31, 2016.

ATTACHMENTS:

Application

Boardmember List



Board and Commission Application

NAME Donald L. Woolridge

DATE 12/30/2013

Date Received: 12/30/2013

Appointed on: _____ to _____ Board/Commission

Term Expires: _____

Board and Commission Application

Name: <u>Donald Woodhidge</u>	Date: <u>12-30-2013</u>
E-Mail Address: <u>dlwoodhidge@cox.net</u>	
Street Address: <u>534 W. 14th St. Florence AZ 85132</u>	Mailing Address: <u>PO Box 482 Florence AZ 85132</u>
Home Telephone: <u>(520) 868-3204</u>	Work Telephone: <u>520-868-4772</u>
Occupation: <u>Pastor</u>	Best Time to Call: <u>Anytime</u>
Do you own commercial property or operate a business in Florence? <u>No</u>	
Work/Business Name:	
Work/Business Address:	
Length of Residency in Florence: <u>27</u>	Are you a Registered Voter <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are you now, or have you ever served on a board, commission or committee for the Town of Florence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please give name of board, commission and/or committee and dates served:	
<u>Volunteer 2010-2011 Census CmT; 2011-current Parks/Rec Board</u>	

BOARD OR COMMISSION PREFERENCE(S): Refer to last page for list of boards and commissions (Please list no more than two boards, commissions in order of preference)

1	<u>Parks and Recreation Advisory Board</u>	2
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If appointed, how much time would you be able to devote to the board or commission?
 Hours per week? openly flexible Hours per month? as many needed

Employment History

Employment Period	Employer's Name and Address	Title
<u>1994-2004</u>	<u>Tarpley Bros Construction, Tucson AZ</u>	<u>Bricklayer</u>
<u>1992-1994</u>	<u>CAMC, Florence AZ</u>	<u>Cook/Behavioral Health</u>

Education

Name of School, College or University you attended	Degree	Year
<u>Central Arizona College</u>	<u>Graphic Arts</u>	<u>1991</u>

Civic Activities – Service Organizations

What personal and professional experience or background can you contribute to the board or commission? Being a pastor, I bring a love for people as primary motivation toward growth and development.

What is the most significant contribution you can make as a member of the board or commission for which you are applying? People and organizational skills that compute to continued growth and development of the Florence family and community

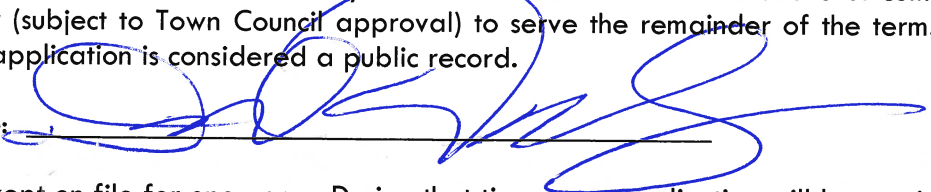
Please state in what ways you have been involved in the Florence community and what prompted you to apply for appointment to the Town's boards and commissions. A graduate of the Florence Leadership Academy and actively involved in the faith based community, youth growth and enhancement educationally and socially

I understand that if a subject is presented for discussion to a board or commission where you have a conflict of interest, I will excuse myself from the discussion and abstain from voting. (For more information on conflict of interest, please contact the Town Attorney).

I understand that boards and commissions shall have no administrative authority unless specifically required by Federal or State Law, or Intergovernmental Agreement. Members of boards and commissions shall serve without compensation.

I further understand that to be considered for appointment to a board or commission I must be at least eighteen (18) years of age (except youth representatives), a qualified elector, and a resident of Florence unless a motion, resolution, or ordinance creating a board or commission specifies otherwise.

I further understand that my attendance at all regularly scheduled meetings is critical even if I am an alternate member and that the Town Council may appoint a replacement for members who are chronically absent from regular meetings. If a member is absent without an excuse from three (3) or more consecutive meetings, the Town Council may remove this member from the board or commission and appoint another (subject to Town Council approval) to serve the remainder of the term. I also understand that this application is considered a public record.

Applicant's Signature: 

All applications are kept on file for one year. During that time, your application will be considered when there is an opening for the board or Commission for which you have applied.

- Please notify the Town Clerk's Office at 520-868-7552 if you move or no longer wish to be considered for appointment.
- Please feel free to attach a resume and/or copies of any certificates pertinent to the appointment you are seeking.
- Mail or deliver your completed application to: Town of Florence, Town Clerk's Office, 775 North Main Street, P.O. Box 2670, Florence, AZ 85132

* Application must be completely filled out in order to be considered *

THANK YOU FOR YOUR INTEREST IN THE TOWN OF FLORENCE

CITIZEN'S GUIDE.....Florence's Boards and Commissions

Board of Adjustment

Duties: Serves as a quasi-judiciary board that hears variances, appeals and ordinance interpretations relating to regulations contained in the Zoning Ordinance.

Membership: The seven members of Council serve as the Board of Adjustments.

Meetings: As needed during regular Council Meetings

Downtown Redevelopment Commission

Duties: Agent for exercise of powers prescribed in A.R.S. Section 36-1476- Downtown Redevelopment Commission.

Membership: Five members appointed by the Town Council for a term of four years. The Mayor designates both the chair and vice-chair of the commission. Commissioners may or may not be residents of the municipality and may or may not be serving concurrently on other Town boards or commissions.

Meetings: Meetings are held the 4th Tuesday of the month at 6 pm at Florence Town Hall, 775 North Main Street

Historic District Advisory Commission

Duties: Maintains the historical integrity of the buildings within the district.

Membership: Seven members appointed by the Mayor and Council for a three year term, 4 of which shall be property owners within the district. Three or fewer shall have qualifications in one of the following areas historic preservation, architecture, planning, history, archeology, or related field. Three or fewer may also be filled by elected or appointed representatives of the municipality and its various commissions and authorities. Three or fewer places may be filled by at large residents of the municipality.

Meetings: Meetings are held the last Wednesday of the month at 7 pm at Florence Town Hall, 775 North Main Street

Industrial Development Authority

Duties: In addition to the powers granted to an industrial development authority bylaw, the authority has the powers to acquire, whether by purchase, exchange, gift, and lease or otherwise establish, construct, improve, maintain equip and furnish one or more projects. The authority has the power to lease, sell, exchange, or donate any or all of its projects. The authority as all other powers as defined by ARS 35-706.

Membership: Seven regular members appointed by the Town Council for Six-year terms.

Meetings: The authority meetings are posted 24 in advance with time, date, and location of meeting

Library Advisory Board

Duties: To promote the interests of the Florence Public Library.

Membership: Five regular members appointed by the Town Council for two-year terms. Member must reside within the Florence Unified School District.

Meetings: Meetings are held the 3rd Wednesday of the month at 6 pm at Florence Community Library, 1000 South Willow Street

Parks & Recreation Board

Duties: Advises Town Council and staff on issues pertaining to parks, open space, trails and recreation.

Membership: Five members appointed by the Town Council for a three-year terms.

Meetings: Meetings are held the 4th Thursday of the quarter at 6 pm at Florence Town Hall, 775 North Main Street

Planning & Zoning Commission

Duties: Analyze, review and make recommendations to the Council regarding land use and development related issues.

Membership: Five members and one alternate* appointed by the Town Council for three-year terms.

Meetings: Meetings are held the 1st and 3rd Thursday of the month at 6:30 pm at Florence Town Hall, 775 North Main Street

* Alternates are not selected to fill in for board, commission or committee members that do not attend meetings. Alternates may attend meetings and are encouraged to do so as their attendance will enhance their overall knowledge and abilities and help them prepare for future appointment. However, alternates may not formally participate in the board, committee or commission decisions unless and until there is a vacancy, at which time they are automatically appointed to the open position.

Parks & Recreation Board

(3 Year Term)

Meets Quarterly -Fourth Thursday of the first Month of each quarter at

6:00p.m.

January, April, July, and October

5 members

Shawn Gibson

P O Box 2333
6173 W. Yorktown Way
Florence AZ 85132
(520) 518-5708 Work
(520) 790-1361 Cell
sgibson@crownpointpropertyservice.com

Appointed: 10/7/2013

Expires: 12/31/2014

Christine Reeder

7980 W. Desert Bloom Way
Florence AZ 85132
Cell: 480-253-7550
creeder@gmail.com

Appointed: 8/20/2012

Expires: 12/31/2014

Don Pinson

P.O. Box 1165
177 S. Bush Street
Florence, AZ 85132
(520)868-4872 Home
(520) 518-1625 Cell
dandnpinson@cgmailbox.com

Appointed: 1/7/2013

Expires: 12/31/2015

Jaclyn Revis, Chairperson

5988 W. Yorktown Way
Florence, AZ 85132
(520) 233-6164 Home
(520) 723-6613 Work
jmwrevis@gmail.com

Appointed: 1-20-2012

Expires: 12/31/2014

Donald Woolridge

P O Box 482
534 W. 14th Street
Florence, AZ 85132
(520) 868-3204 home
(520) 868-4772 (work)
Appointed: 3/7/2011
Expires: 12/31/2013

Staff Liaison

Ray Hartzel

132 N. Bailey
Florence, AZ 85132
ray.hartzel@florenceaz.gov
Office: 520-868-7582
Cell: 520-251-1721

Council Liaisons

Councilmember Tara Walter

2231 N. Smithsonian Drive
Florence AZ 85132
Home: 520-723-0694

Mayor Tom Rankin

345 W. Highway 287
P O Box 228
Florence AZ 85132
520-705-1039



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7e.

MEETING DATE: February 18, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia
Deputy Town Manager/Town Clerk

SUBJECT: Reappointment to the Library Advisory Board

- Action**
- Information Only**
- Public Hearing**
- Resolution**
- Ordinance**
 - Regulatory**
 - 1st Reading**
 - 2nd Reading**
- Other**

RECOMMENDED MOTION/ACTION:

Reappointment of Denise Kollert to the Library Advisory Board with a term to expire December 31, 2015.

BACKGROUND/DISCUSSION:

In December 2013, Town staff sent notice to board and commission members whose terms were expiring. Advertisements were also placed on the Town website, Channel 11, and in the Florence Reminder noticing the availability of board and commission seats.

FINANCIAL IMPACT:

None

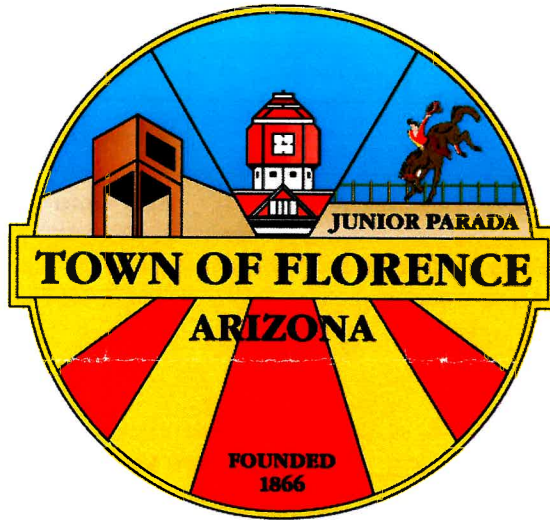
STAFF RECOMMENDATION:

Reappoint Denise Kollert to the Library Advisory Board with a term to expire December 31, 2015.

ATTACHMENTS:

Application

Boardmember List



Board and Commission Application

NAME Denise Koller

DATE 12-16-13

Date Received: _____

Appointed on: _____ to _____ Board/Commission

Term Expires: _____

Board and Commission Application

Name: <u>Denise Kollert</u>	Date: <u>12-16-13</u>
E-Mail Address: <u>denkoll123@gmail</u>	
Street Address: <u>802 E. McFarland Blvd</u>	Mailing Address: <u>Same</u>
Home Telephone: <u>868-8177</u>	Work Telephone: <u>—</u>
Occupation: <u>retired</u>	Best Time to Call: <u>anytime</u>
Do you own commercial property or operate a business in Florence? <u>NO</u>	
Work/Business Name:	
Work/Business Address:	
Length of Residency in Florence: <u>6 yrs 9 mos</u> Are you a Registered Voter <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are you now, or have you ever served on a board, commission or committee for the Town of Florence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please give name of board, commission and/or committee and dates served:	
<u>library Advisory Board</u>	

BOARD OR COMMISSION PREFERENCE(S): Refer to last page for list of boards and commissions (Please list no more than two boards, commissions in order of preference)

1	2
<u>library Advisory Board</u>	

If appointed, how much time would you be able to devote to the board or commission?
 Hours per week? 2 Hours per month? 8

Employment History		
Employment Period	Employer's Name and Address	Title
<u>retired</u>	<u>for 15 years</u>	

Education		
Name of School, College or University you attended	Degree	Year
<u>Garfield Hts. High School</u>	<u>Diploma</u>	<u>1962</u>
<u>Cypressh Community College</u>	<u>Finance courses</u>	<u>1980</u>

Civic Activities – Service Organizations

NCHH - served as Sec. & Pres.

library Advisory Bd. Served as chairperson

What personal and professional experience or background can you contribute to the board or commission? Having served as a board member for the library for over 5 years

What is the most significant contribution you can make as a member of the board or commission for which you are applying? Serving as chairperson for 1 year on library board

Please state in what ways you have been involved in the Florence community and what prompted you to apply for appointment to the Town's boards and commissions. attend almost all Council mtgs. Serving on the library board

I understand that if a subject is presented for discussion to a board or commission where you have a conflict of interest, I will excuse myself from the discussion and abstain from voting. (For more information on conflict of interest, please contact the Town Attorney).

I understand that boards and commissions shall have no administrative authority unless specifically required by Federal or State Law, or Intergovernmental Agreement. Members of boards and commissions shall serve without compensation.

I further understand that to be considered for appointment to a board or commission I must be at least eighteen (18) years of age (except youth representatives), a qualified elector, and a resident of Florence unless a motion, resolution, or ordinance creating a board or commission specifies otherwise.

I further understand that my attendance at all regularly scheduled meetings is critical even if I am an alternate member and that the Town Council may appoint a replacement for members who are chronically absent from regular meetings. If a member is absent without an excuse from three (3) or more consecutive meetings, the Town Council may remove this member from the board or commission and appoint another (subject to Town Council approval) to serve the remainder of the term. I also understand that this application is considered a public record.

Applicant's Signature: Denise Kollert

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Library Advisory Board

(2 Year Term)

Meets the Third Wednesday of the Month at 6:00p.m.

5 members

Talma Harmon, Secretary

P.O. Box 1944
Florence, AZ 85132
(520) 450-2183 Cell
(520)866-3567 Work
quitah@hotmail.com
Appointed: 04/15/2013
Expires: 12/31/2014

Hermalene Wick

P.O. Box 1734
495 N. Warner Street
Florence, AZ 85132
(520) 483-6694
motodepo@hotmail.com
Appointed: 01/17/2012
Expires: 12/31/2013

Sheree Berger

P.O. Box 324
409 Ashley Way
Florence, AZ 85132
(520) 868-5288 Home
(520) 518-1526
shereeberger@hotmail.com
Appointed: 1/7/2013
Expires: 12/31/2014

Denise E. Kollert, Chairperson

802 E. McFarland Blvd.
Florence, AZ 85132
(520) 868-8177
Appointed: 12/17/2012
Expires: 12/31/2013

Eugene Horan

3686 N. Princeton Ct.
Florence, AZ 85132
(520) 723-1339 home
(520) 431-1638 work
Email: gene.horan@mac.com
Appointed: 1/7/2013
Expires: 12/31/2014

Alternate:

Kamian E. Harmon

PO Box 1944
515 N. Warner Street
Florence, AZ 85132
(520) 208-4235
kamian.harmon@centralaz.net
Appointed: 01/17/2012
Expires: 12/31/2013

Staff Liaison

Rosemary Bebris

1000 S. Willow Street
Florence, AZ 85132
(520) 868-9471
rosemary.bebris@florenceaz.gov

Council Liaisons

Councilmember Vallarie Woolridge

534 W. 14th Street
P.O. Box 2670
Florence, AZ 85132
Home: 520- 868-3204
Cell: 520-560-2211

Councilmember Tara Walter

2231 N. Smithsonian Dr.
Florence AZ 85132
Home: 520-723-0694

**Town of Florence
Summary of Warrants Paid
As of December 2013**

Source	Amount
Accounts Payable-Warrant Register	1,145,877.64
ACH/Wire Transfers	
CFD #1 debt service payments - Wells Fargo	78,692.67
CFD #1 trustee admin fee - Wells Fargo	750.00
CFD #2 debt service payments - Wells Fargo	90,831.68
NFID debt service payment - Bank of New York	67,393.00
sales tax payments - ADOR	18,140.40
child support/assignment PR levys	4,853.72
credit/debit/analysis/bank fees	2,298.37
HSA payments	7,591.18
AFLAC payments	4,770.13
health insurance payments - CIGNA	94,007.56
worker's compensation	
deferred comp payments	1,340.00
Total Transfers	370,668.71
Electronic Retirement Transfer	
ppd 1 - ASRS	44,399.56
ppd 2 - ASRS	43,593.23
ppd 3 - ASRS	0.00
ppd 1 - Securian (Firefighter Pension)	226.53
ppd 2 - Securian (Firefighter Pension)	163.99
ppd 3 - Securian (Firefighter Pension)	
Total Retirement Transfers	88,383.31
Payroll Transfer	
ppd 1	224,649.40
ppd 2	199,226.87
Total Payroll Transfers	423,876.27
Credit Union Transfers	
ppd 1	4,025.38
ppd 2	4,025.38
Total Credit Union Transfers	8,050.76
Electronic State Tax Transfers	
ppd 1	8,668.16
ppd 2	7,612.67
ppd 3	0.00
Total State Tax Deposits	16,280.83
Electronic Federal Tax Transfers	
ppd 1	79,534.25
ppd 2	68,423.05
ppd 3	0.00
Total Federal Tax Deposits	147,957.30
General Checking Account	\$2,201,094.82
Total Warrants	\$2,201,094.82

**Town of Florence
Warrant Register - December 2013**

Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
92072	12/2/2013	GC Inc.	APPRAISALS 1113	12/2/2013	appraisal - 202-09-037D; 200-48-006F; 200-48-006E	2,750.00
92073	12/2/2013	PALMER, JEFFREY B.	1209-16/13	11/12/2013	Per Diem 12/9-13 & 12/16-18 2013 GREAT Trng Peoria	264.00
92074	12/2/2013	PHILLIP J. RICCOMINI	1209-16/13	11/12/2013	per diem 12/9-13 & 12/16-18 2013 GREAT Trng Peoria, Az	264.00
92075	12/2/2013	SPRINT	5.11313E+12	11/8/2013	monthly Phone Bill 11/8/13	880.00
92076	12/2/2013	SPRINT DATA SVCS	5.11313E+12	11/8/2013	RECURRING CHARGES	82.02
92077	12/5/2013	A.C. Sanitation Service, LLC	27	11/7/2013	Landfill fees for 10/1/13 - 10/31/13	9,856.39
92078	12/5/2013	AmeriGas Propane	3022913979	11/15/2013	propane for station #1	287.05
92078	12/5/2013	AmeriGas Propane	3022913982	11/15/2013	propane for station #2	414.66
92079	12/5/2013	Apache Junction Fire District	2416	10/31/2013	prebuild inspection for new apparatus	2,462.83
92080	12/5/2013	APD POWER CENTER, INC.	153920	11/6/2013	Purchase of new carburetor, gasket and solenoid for ST-015	317.63
92081	12/5/2013	Arizona Floodplain	ME MEM 1113	11/18/2013	ARIZONA FLOODPLAIN MEMBERSHIP - MARK ECKHOFF	35.00
92082	12/5/2013	ARIZONA GLOVE & SAFETY	7321547	11/21/2013	Face masks, gloves, ear plug, coveralls, safety vests	840.75
92083	12/5/2013	Arizona Office of Technology	40129	11/22/2013	Copier at station 1	242.63
92084	12/5/2013	ARIZONA STATE PRISON-FLORENCE	91913F-116	9/20/2013	INMATE LABOR / SWWTP	45.00
92084	12/5/2013	ARIZONA STATE PRISON-FLORENCE	91913F-116	9/20/2013	INMATE LABOR/ ROW CLEANUP	60.00
92084	12/5/2013	ARIZONA STATE PRISON-FLORENCE	91913F-116	9/20/2013	INMATE LABOR / CEMETERY	30.00
92085	12/5/2013	ARIZONA STATE TREASURER	41579	12/1/2013	STATE SURCHARGES	10,410.36
92085	12/5/2013	ARIZONA STATE TREASURER	41579	12/1/2013	STATE JCEF	423.29
92085	12/5/2013	ARIZONA STATE TREASURER	41579	12/1/2013	STATE FINES	944.87
92085	12/5/2013	ARIZONA STATE TREASURER	41579	12/1/2013	ZFAR 1	1,043.84
92085	12/5/2013	ARIZONA STATE TREASURER	41579	12/1/2013	ZFAR 2	337.40
92086	12/5/2013	BAKER & TAYLOR BOOKS	4010689338	11/5/2013	Fiction	10.55
92086	12/5/2013	BAKER & TAYLOR BOOKS	4010689339	11/5/2013	Children's Books	34.41
92086	12/5/2013	BAKER & TAYLOR BOOKS	4010689340	11/5/2013	Non-Fiction	80.00
92086	12/5/2013	BAKER & TAYLOR BOOKS	4010700846	11/18/2013	Children's Books	14.65
92086	12/5/2013	BAKER & TAYLOR BOOKS	4010700847	11/18/2013	Children's Books	11.77
92086	12/5/2013	BAKER & TAYLOR BOOKS	4010700848	11/18/2013	children's books	2.99
92086	12/5/2013	BAKER & TAYLOR BOOKS	4010700849	11/18/2013	Audio Books	76.45
92086	12/5/2013	BAKER & TAYLOR BOOKS	4010700850	11/18/2013	Fiction	152.30
92086	12/5/2013	BAKER & TAYLOR BOOKS	4010700851	11/18/2013	Non-Fiction	465.94
92086	12/5/2013	BAKER & TAYLOR BOOKS	4040691692	11/6/2013	children's books	408.86
92086	12/5/2013	BAKER & TAYLOR BOOKS	W96496770	11/8/2013	DVD'S	63.68
92086	12/5/2013	BAKER & TAYLOR BOOKS	W96849930	11/12/2013	DVD'S	44.97
92086	12/5/2013	BAKER & TAYLOR BOOKS	W96888721	11/15/2013	CD'S	129.35
92087	12/5/2013	BAXTER DESIGN GROUP LLC	374	11/18/2013	project management services Sept thru Oct 2013	12,000.00
92088	12/5/2013	BENSON SYSTEMS	113473	11/15/2013	Alarm System Monitoring Fire & Security-Community Planning	119.89
92089	12/5/2013	CASA GRANDE COURIER, INC.	807	10/31/2013	Courier fees Oct 2013 W/WW	252.00
92089	12/5/2013	CASA GRANDE COURIER, INC.	807	10/31/2013	Courier fees Oct 2013 SWWTP	1,108.00
92089	12/5/2013	CASA GRANDE COURIER, INC.	807	10/31/2013	Courier fees Oct 2013 NWWTP	1,108.00
92090	12/5/2013	CASA GRANDE NEWSPAPERS	LP PCZ3813	11/14/2013	LEGAL PUBLICATION PZC-38-13-ORD	24.97
92090	12/5/2013	CASA GRANDE NEWSPAPERS	LPPCC15-13ZC	10/31/2013	LEGAL PUBLICATION PZC-15-13-ZC, PZC-34-13-ORD, PZC-38-13-ORD	24.97
92090	12/5/2013	CASA GRANDE NEWSPAPERS	LPPZC38-13	10/17/2013	LEGAL PUBLICATION PZC-15-13-ZC, PZC-34-13-ORD, PZC-38-13-ORD	88.13
92090	12/5/2013	CASA GRANDE NEWSPAPERS	PZC3813 ORD	10/17/2013	LEGAL PUBLICATION PZC-15-13-ZC, PZC-34-13-ORD, PZC-38-13-ORD	88.13
92091	12/5/2013	CDW GOVERNMENT INC	HD52808	11/16/2013	Airlink cards for patrol vehicles	2,073.10
92092	12/5/2013	Cintas Corporation	696653622	11/22/2013	Weekly fee for uniforms and mats for PW Dept.	34.84
92092	12/5/2013	Cintas Corporation	696653622	11/22/2013	Weekly fee for uniforms and mats for PW Dept.	44.32
92092	12/5/2013	Cintas Corporation	696653622	11/22/2013	Weekly fee for uniforms and mats for PW Dept.	3.91
92092	12/5/2013	Cintas Corporation	696653622	11/22/2013	Weekly fee for uniforms and mats for PW Dept.	3.30
92092	12/5/2013	Cintas Corporation	696653622	11/22/2013	Weekly fee for uniforms and mats for PW Dept.	0.53
92093	12/5/2013	COX COMMUNICATIONS	8.5022E+12	11/1/2013	Monthly Internet for FY 13/14	690.00
92094	12/5/2013	DANIEL HUGHES	REIM 1107/13	11/7/2013	Reimbursement Meeting in Phx & Parking with Sgt Peterson	27.79

**Town of Florence
Warrant Register - December 2013**

Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
92095	12/5/2013	Day Auto Supply, Inc	599164	11/4/2013	Wrench kit for Shop	32.96
92095	12/5/2013	Day Auto Supply, Inc	599164	11/4/2013	Wrench kit for Shop	32.96
92095	12/5/2013	Day Auto Supply, Inc	599259	11/15/2013	Oil for pressure washers	7.97
92095	12/5/2013	Day Auto Supply, Inc	599259	11/15/2013	Oil for pressure washers	3.99
92095	12/5/2013	Day Auto Supply, Inc	599259	11/15/2013	Oil for pressure washers	3.99
92095	12/5/2013	Day Auto Supply, Inc	599728	11/20/2013	Heavy duty impact wrench	303.82
92095	12/5/2013	Day Auto Supply, Inc	599728	11/20/2013	Heavy duty impact wrench	303.81
92095	12/5/2013	Day Auto Supply, Inc	599729	11/20/2013	Air hose, adapters and couplers for impact wrench	73.43
92095	12/5/2013	Day Auto Supply, Inc	599729	11/20/2013	Air hose, adapters and couplers for impact wrench	73.43
92095	12/5/2013	Day Auto Supply, Inc	599799	11/21/2013	Oil and air filters for PD Operations G-848GE	21.59
92095	12/5/2013	Day Auto Supply, Inc	599799	11/21/2013	Oil for PD Operations G-848GE	35.81
92095	12/5/2013	Day Auto Supply, Inc	599811	11/21/2013	Two inside window crank handles for ST-020	18.46
92095	12/5/2013	Day Auto Supply, Inc	599874	11/21/2013	Electrical horn for ST-046 equip	18.46
92095	12/5/2013	Day Auto Supply, Inc	599980	11/22/2013	Hydraulic hose (75') for equipment	325.28
92095	12/5/2013	Day Auto Supply, Inc	599981	11/22/2013	Hydraulic hose ends for ST-046 equip	174.83
92095	12/5/2013	Day Auto Supply, Inc	600070	11/25/2013	Oil and air filters for Finance vehicles	16.74
92095	12/5/2013	Day Auto Supply, Inc	600322	11/27/2013	Seat cover for ST-10	149.20
92096	12/5/2013	DEMCO, Inc.	5139731	11/14/2013	Supplies	61.53
92097	12/5/2013	DPC ENTERPRISES, L.P.	272000764-13	11/7/2013	1 ton CL2 and ten 150 lb cylinders	505.96
92097	12/5/2013	DPC ENTERPRISES, L.P.	272000764-13	11/7/2013	1 ton CL2 and ten 150 lb cylinders	505.96
92097	12/5/2013	DPC ENTERPRISES, L.P.	272000764-13	11/7/2013	1 ton CL2 and ten 150 lb cylinders	505.96
92098	12/5/2013	East Valley Office Supply, Inc	IN1020363	11/15/2013	Office Supplies	109.54
92098	12/5/2013	East Valley Office Supply, Inc	IN1020774	11/20/2013	Office Supplies	1.47
92098	12/5/2013	East Valley Office Supply, Inc	IN1020963	11/21/2013	Office Supplies	109.12
92099	12/5/2013	Elite Shutters & Blinds, LLC	KATHY 111913	11/19/2013	Replacement blinds for Town Hall Rms 1307,1310	367.65
92100	12/5/2013	FedEx	2464622590	11/14/2013	mailing	10.19
92101	12/5/2013	FLORENCE TRUE VALUE HARDWARE	206951	11/18/2013	Fuses for NWWTP	45.59
92101	12/5/2013	FLORENCE TRUE VALUE HARDWARE	206992	11/19/2013	Brush and Cement to apply warning tape to curb @ Silver King	23.77
92101	12/5/2013	FLORENCE TRUE VALUE HARDWARE	207022	11/20/2013	Safety vest and hard hat.	32.58
92101	12/5/2013	FLORENCE TRUE VALUE HARDWARE	207022	11/20/2013	Safety vest and hard hat.	32.57
92101	12/5/2013	FLORENCE TRUE VALUE HARDWARE	207038	11/20/2013	Emergency: Utility Line Repair & Maint. 335 6th St leak	16.49
92101	12/5/2013	FLORENCE TRUE VALUE HARDWARE	207040	11/20/2013	Emergency: Utility Line Repair & Maint. 335 6th St leak	3.46
92101	12/5/2013	FLORENCE TRUE VALUE HARDWARE	207041	11/20/2013	Emergency: Utility Line Repair & Maint. 335 6th St leak	10.42
92101	12/5/2013	FLORENCE TRUE VALUE HARDWARE	207076	11/22/2013	Utility Line Repair: 390 Matilda Leak	14.60
92102	12/5/2013	Galls, An Aramark Company	1264348	11/20/2013	Shirts for VIPS Staff	106.00
92103	12/5/2013	Gary A. Smith, MD, FFAFP	16	11/1/2013	annual firefighter physicals	228.00
92103	12/5/2013	Gary A. Smith, MD, FFAFP	16	11/1/2013	annual firefighter physicals	228.00
92104	12/5/2013	Global Gov't/Ed Solutions Inc.	P45828810102	8/6/2013	Remaining Shipping	23.03
92105	12/5/2013	HACH COMPANY	8564411	11/8/2013	Lab Equipment: Chlorine Reagent, Total, DPD, AccuVac Ampuls, pk/25	174.53
92106	12/5/2013	HEIMAN FIRE EQUIPMENT	0816540-IN	11/15/2013	Hydrant test kits	180.20
92106	12/5/2013	HEIMAN FIRE EQUIPMENT	0816540-IN	11/15/2013	Hydrant test kits	180.20
92107	12/5/2013	HIGH GRADE RENTALS & SALES	6288114	11/15/2013	Parts and Labor for repair	158.19
92108	12/5/2013	International Code Council Inc	ICC DUES 1113	10/9/2013	ICC governmental membership dues	125.00
92108	12/5/2013	International Code Council Inc	INV0362963	11/13/2013	Reference books for Fac. Maint. Manager	765.33
92109	12/5/2013	JACQUETTE, TONYA	REIM 1117/13	11/17/2013	Reimburse purchase of meat for BBQ	67.34
92110	12/5/2013	JONES AUTO CENTER	142614	11/20/2013	New tailgate, name plates and molding for WW-007	306.05
92110	12/5/2013	JONES AUTO CENTER	142614	11/20/2013	New tailgate, name plates and molding for WW-007	153.02
92110	12/5/2013	JONES AUTO CENTER	142614	11/20/2013	New tailgate,name plates and molding for WW-007	153.02
92110	12/5/2013	JONES AUTO CENTER	142644	11/21/2013	Panel,weatherstrip,hose,contour kit for ST-10	219.57
92111	12/5/2013	JONES, SHERI	REIM UNI 11/13	11/23/2013	Reimbursement for uniform jeans	285.10
92112	12/5/2013	Ken Barber	HYD 3452 REF	11/27/2013	Hydrant Water Deposit	812.49
92113	12/5/2013	KLIX, RENEE	REIM 1113-16/13	11/16/2013	Rental Fee and Gas Columbus, OH Refund	228.46

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92114	12/5/2013	Konica Minolta	226817364	11/17/2013	annual invoice 11/18/12-11/17/13 & 11/18/13-11/17/14	2,581.55
92114	12/5/2013	Konica Minolta	226823594	11/18/2013	annual invoice 11/18/12-11/17/13 & 11/18/13-11/17/14	1,809.00
92115	12/5/2013	MIDWEST TAPE	91433725	11/21/2013	CD'S & Audiobooks	328.91
92115	12/5/2013	MIDWEST TAPE	91433727	11/21/2013	CD'S & Audiobooks	39.87
92116	12/5/2013	MOSER, E. JEFFREY	PIZZAHUT	11/27/2013	Pizza for instructor & proctors	65.82
92117	12/5/2013	Newegg Business, Inc.	1200209302	11/13/2013	Monitors for Associate Engineer	399.98
92118	12/5/2013	OFFICE DEPOT INC	679657863-001	10/22/2013	OFFICE SUPPLIES	206.86
92118	12/5/2013	OFFICE DEPOT INC	679664448-001	10/22/2013	OFFICE SUPPLIES	6.29
92118	12/5/2013	OFFICE DEPOT INC	679664449-001	10/23/2013	OFFICE SUPPLIES	216.59
92118	12/5/2013	OFFICE DEPOT INC	679664450-001	10/28/2013	OFFICE SUPPLIES	167.91
92118	12/5/2013	OFFICE DEPOT INC	680619973-001	10/29/2013	Office supplies Toner Stamp	313.97
92118	12/5/2013	OFFICE DEPOT INC	680620011-001	11/4/2013	Office supplies Toner Stamp	34.33
92118	12/5/2013	OFFICE DEPOT INC	682081970-001	9/8/2013	Office Supplies: clipboards & document frames for WWTPs, cord away.	9.85
92118	12/5/2013	OFFICE DEPOT INC	682081970-001	9/8/2013	Office Supplies: clipboards & document frames for WWTPs, cord away.	14.79
92118	12/5/2013	OFFICE DEPOT INC	682081970-001	9/8/2013	Office Supplies: clipboards & document frames for WWTPs, cord away.	14.79
92118	12/5/2013	OFFICE DEPOT INC	682117311-001	11/7/2013	credit	(30.00)
92118	12/5/2013	OFFICE DEPOT INC	682969746-001	11/13/2013	office supplies paper	309.28
92119	12/5/2013	PINAL COUNTY TREASURER	41956	11/18/2013	ASSESSMENT JUSTICE COURT FEE	76.56
92120	12/5/2013	RBA Architecture	13002901	11/18/2013	Town Hall & Fire Sta.#2 Design Service	3,000.00
92121	12/5/2013	TEMPORARY VENDOR	509045	11/27/2013	Water Deposit Refund	99.11
92122	12/5/2013	Trafficade Service., Inc., dba	1267545	11/8/2013	Barricade rental	580.57
92123	12/5/2013	UNITED EXTERMINATING	165203	12/2/2013	Exterminating fees	25.00
92123	12/5/2013	UNITED EXTERMINATING	165204	12/2/2013	pest control station #1	25.00
92123	12/5/2013	UNITED EXTERMINATING	166107	12/2/2013	Exterminating fees	35.00
92123	12/5/2013	UNITED EXTERMINATING	167509	11/1/2013	NOVEMBER 2013 EXTERMINATING	25.00
92124	12/5/2013	UNITED FIRE EQUIPMENT CO.	512397	11/6/2013	uni all kemp	34.98
92124	12/5/2013	UNITED FIRE EQUIPMENT CO.	512636	11/8/2013	uni all In	3.79
92124	12/5/2013	UNITED FIRE EQUIPMENT CO.	513201	11/21/2013	uni all bruin	67.42
92124	12/5/2013	UNITED FIRE EQUIPMENT CO.	513331	11/21/2013	uni all Mahoney	52.74
92125	12/5/2013	USABlueBook - ACCT 703717	170528	10/7/2013	Cap Membrane Kit 1.00-mil FEP	73.03
92125	12/5/2013	USABlueBook - ACCT 703717	22-Oct	11/20/2013	Replacement Stir Paddle & Motor Assembly for YSI 5905, 5010 BOD Probes	148.44
92126	12/5/2013	WALMART COMMUNITY # 0005 7118	18-May	11/25/2013	Sports Open PO	22.83
92126	12/5/2013	WALMART COMMUNITY # 0005 7118	9-Feb	10/31/2013	Jr. NBA supplies	120.78
92126	12/5/2013	WALMART COMMUNITY # 0005 7118	19-Jan	11/14/2013	Jr. NBA supplies	48.29
92127	12/5/2013	WAXIE SANITARY SUPPLY	74282779	11/19/2013	truck cleaning brush	68.81
92128	12/5/2013	WILLDAN	213832	11/5/2013	PLAN REVIEW AND INSPECTIONS 9-30-13 THROUGH 10-25-13	4,575.00
92129	12/5/2013	William Bradley Kells	REIM 111713	11/7/2013	reimbursement for detergent	43.44
92130	12/5/2013	Wood, Patel & Associates, Inc.	76649	10/25/2013	TERRITORY SQUARE PHASE 2 - CLOMR/LOMR	2,720.79
92130	12/5/2013	Wood, Patel & Associates, Inc.	76650	10/25/2013	TERRITORY SQUARE PHASE 2 - CLOMR/LOMR	15,540.00
92130	12/5/2013	Wood, Patel & Associates, Inc.	76832	11/14/2013	TERRITORY SQUARE PHASE 2 - CLOMR/LOMR	7,525.00
92131	12/5/2013	MARQUEZ, NICK	FRI 1206/13	12/5/2013	Portrayal of Santa Claus for Christmas on Main	150.00
92132	12/5/2013	SICHLING BELINDA	1212/13	12/5/2013	Per diem Trng 12-12-2013	10.00
92133	12/5/2013	VOID				
92134	12/5/2014	VOID				
92135	12/5/2013	Vista Grande High School	1-Jan	12/5/2013	Fury Competition fees	200.00
92136	12/10/2013	Aaron Lewis c/o Mark Tucker	PPE 11/29/13	12/9/2013	Levy	104.66
92137	12/10/2013	AMERICAN FENCE COMPANY	29-Jan	11/26/2013	Fence removal and gate installation at 3949 N Iowa	1,630.00
92138	12/10/2013	Americana Polygraph and	DEC 1 2013	12/1/2013	Polygraph - Hunter, W	150.00
92138	12/10/2013	Americana Polygraph and	DEC 1 2013	12/1/2013	Polygraph - Dickson, A Vollar, S Mendez, D	450.00
92139	12/10/2013	Arizona Office of Technology	03W810	10/28/2013	Copier charges 07/31/13 - 10/31/13	642.13
92140	12/10/2013	ARIZONA STATE PRISON-FLORENCE	111413F-117	11/22/2013	INMATE LABOR / CEMETERY	48.75

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92140	12/10/2013	ARIZONA STATE PRISON-FLORENCE	111413F-117	11/22/2013	INMATE LABOR/ ROW CLEANUP	86.25
92141	12/10/2013	AZ PUBLIC SAFETY RETIREMENT	PPE 1129/13PD	12/9/2013	RETIREMENT CONTRIBUTIONS POLICE	16,737.50
92141	12/10/2013	AZ PUBLIC SAFETY RETIREMENT	PPE 112913 FIRE	12/9/2013	RETIREMENT CONTRIBUTIONS FIRE	17,098.19
92141	12/10/2013	AZ PUBLIC SAFETY RETIREMENT	PPE 112913 FIRE	12/9/2013	RETIREMENT CONTRIBUTIONS FIRE	(898.76)
92142	12/10/2013	BRUTINEL PLUMBING & ELEC., INC	113250	11/27/2013	Toilet repair at Town Hall	175.62
92143	12/10/2013	CASELLE, INC.	23-Jun	11/8/2013	Source Code Escrow	200.00
92143	12/10/2013	CASELLE, INC.	53696	12/1/2013	Contract Support	1,496.00
92144	12/10/2013	Cintas Corporation	696655866	11/29/2013	Weekly fee for uniforms and mats for PW Dept.	21.53
92144	12/10/2013	Cintas Corporation	696655866	11/29/2013	Weekly fee for uniforms and mats for PW Dept.	44.32
92144	12/10/2013	Cintas Corporation	696655866	11/29/2013	Weekly fee for uniforms and mats for PW Dept.	3.90
92144	12/10/2013	Cintas Corporation	696655866	11/29/2013	Weekly fee for uniforms and mats for PW Dept.	3.30
92144	12/10/2013	Cintas Corporation	696655866	11/29/2013	Weekly fee for uniforms and mats for PW Dept.	0.53
92145	12/10/2013	Day Auto Supply, Inc	600649	12/2/2013	One right gutter broom light	10.64
92145	12/10/2013	Day Auto Supply, Inc	600988	12/5/2013	Purchase of Acetylene	12.68
92145	12/10/2013	Day Auto Supply, Inc	600988	12/5/2013	Purchase of Acetylene	12.68
92145	12/10/2013	Day Auto Supply, Inc	600988	12/5/2013	Purchase of Acetylene	12.68
92145	12/10/2013	Day Auto Supply, Inc	600988	12/5/2013	Purchase of Acetylene	12.68
92145	12/10/2013	Day Auto Supply, Inc	600988	12/5/2013	Purchase of Acetylene	12.68
92145	12/10/2013	Day Auto Supply, Inc	600988	12/5/2013	Purchase of Acetylene	12.68
92146	12/10/2013	Degan Construction LLC	5478	12/5/2013	W. Butte Ave. Sanitary Sewer	4,621.15
92147	12/10/2013	FLORENCE TRUE VALUE HARDWARE	207086	11/22/2013	Door handle for P.D. Women's restroom	29.33
92147	12/10/2013	FLORENCE TRUE VALUE HARDWARE	24-Apr	12/2/2013	Light bulb for McFarland Park	3.25
92148	12/10/2013	GCR TIRE CENTERS	827-33178	10/31/2013	credit for 4 returned tires	(978.30)
92148	12/10/2013	GCR TIRE CENTERS	827-33939	12/4/2013	Three front steer tires for PW trucks	1,864.16
92149	12/10/2013	MetLife - Group Benefits	KMO5993410	11/15/2013	Monthly Invoice	3,639.80
92150	12/10/2013	Nationwide Retirement Solution	PPE 11/29/13	12/9/2013	VOL DEDUCTION	3,338.50
92151	12/10/2013	OFFICE DEPOT INC	684474674-001	11/27/2013	Office supplies	274.35
92151	12/10/2013	OFFICE DEPOT INC	687342885-001	11/20/2013	Ink for full size plotter	196.27
92151	12/10/2013	OFFICE DEPOT INC	687342885-001	11/20/2013	Ink for full size plotter	196.26
92152	12/10/2013	RIGHT AWAY DISPOSAL	4-Nov	12/1/2013	RAD SANIATION CONTRACT COMMERCIAL	7,364.36
92153	12/10/2013	RV STRIPES & GRAPHICS, INC.	16-Jun	11/20/2013	Decal work on Patrol vehicles G-921GL, G-871GE & G-869GE	651.01
92154	12/10/2013	TEMPORARY VENDOR	CR20130084 MV	12/3/2013	Restitution	25.21
92154	12/10/2013	TEMPORARY VENDOR	CR2013-0084 MV	12/6/2013	Restitution	9.55
92155	12/10/2013	TEMPORARY VENDOR	27-Apr	12/9/2013	Water Deposit Refund	25.02
92156	12/10/2013	TEMPORARY VENDOR	CR20090195 FLOPEZ	12/9/2013	Bond	856.80
92157	12/10/2013	TEMPORARY VENDOR	PERMIT REF	12/9/2013	Refund of Permit Fee	97.25
92158	12/10/2013	TEMPORARY VENDOR	107417	12/9/2013	Water Deposit Refund	15.77
92159	12/10/2013	United States Treasury	941-2013Q3	12/6/2013	Late Penalty	1,453.80
92159	12/10/2013	United States Treasury	9412013Q3FICA	12/6/2013	Credit-FICA	(322.92)
92159	12/10/2013	United States Treasury	9412013Q3FWT	12/6/2013	Credit-FWT	(55.00)
92160	12/10/2013	United States Treasury	PPE 11/29/13	12/9/2013	Levy	75.00
92161	12/10/2013	UNITED WAY OF PINAL COUNTY	PPE 11/29/13	12/9/2013	EMPLOYEES CONTRIBUTIONS	7.00
92162	12/10/2013	USA Funds	PPE 11/29/13	12/9/2013	Levy	279.72
92163	12/10/2013	VISION SERVICE PLAN	12253996001 DEC13	11/21/2013	VISION INSURANCE	1,661.34
92164	12/12/2013	BANKCARD CENTER	41986	12/1/2013	Johnson 48 in. Glo-View Digital Level	188.05
92164	12/12/2013	BANKCARD CENTER	41986	12/1/2013	Digital Flash Voice Recorders for Dets & Ofcs	262.35
92164	12/12/2013	BANKCARD CENTER	41986	12/1/2013	Business stationery	191.95
92164	12/12/2013	BANKCARD CENTER	41986	12/1/2013	Lodging for Andrews, Frank (Sierra Vista Suites) training 11/13-11/14.	88.12
92164	12/12/2013	BANKCARD CENTER	41986	12/1/2013	online purchase of self inking stamps for fire marshal	97.95
92164	12/12/2013	BANKCARD CENTER	41986	12/1/2013	Flat Files for Mylar Plans/Records	1,023.28
92164	12/12/2013	BANKCARD CENTER	13-Dec	12/1/2013	Banner for Anthem Before and after the bell program	48.75
92164	12/12/2013	BANKCARD CENTER	41986	12/1/2013	Vacuum belts and roller brushes for Janitors	265.54
92164	12/12/2013	BANKCARD CENTER	41986	12/1/2013	Membership Discount	(25.00)
92164	12/12/2013	BANKCARD CENTER	13-Dec	12/1/2013	2012 GAAFR Blue Book	167.00
92164	12/12/2013	BANKCARD CENTER	13-Dec	12/1/2013	GFOA Memberships	525.00

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92164	12/12/2013	BANKCARD CENTER	13-Dec	12/1/2013	Meeting	185.45
92164	12/12/2013	BANKCARD CENTER	13-Dec	12/1/2013	League of AZ Cities 40 X 3	120.00
92164	12/12/2013	BANKCARD CENTER	13-Dec	12/1/2013	Business cards for Facilities Maintenance Manager	65.21
92164	12/12/2013	BANKCARD CENTER	13-Dec	12/1/2013	RackSpace - Website Hosting - Annual	97.87
92164	12/12/2013	BANKCARD CENTER	13-Dec	12/1/2013	1 and 1 - Website Hosting - Annual	59.98
92164	12/12/2013	BANKCARD CENTER	41986	12/1/2013	3 x 5 AZ flag	23.97
92165	12/12/2013	WEX BANK	35040102	12/1/2013	Online Fee	5.00
92165	12/12/2013	WEX BANK	35040102	12/1/2013	Fuel	19,026.41
92166	12/13/2013	Arizona Public Service Company	452526288 1213	12/5/2013	SLID #2	1,517.69
92166	12/13/2013	Arizona Public Service Company	454526287 1213	12/5/2013	SLID #1	1,315.09
92166	12/13/2013	Arizona Public Service Company	915626281 1213	12/5/2013	SLID #3	493.16
92167	12/13/2013	BIA	41986	12/2/2013	104233	145.17
92167	12/13/2013	BIA	41986	12/2/2013	104233	145.17
92167	12/13/2013	BIA	41986	12/2/2013	21242	1,270.27
92167	12/13/2013	BIA	41986	12/2/2013	21245	8,142.86
92167	12/13/2013	BIA	41986	12/2/2013	21241	3,678.20
92167	12/13/2013	BIA	41986	12/2/2013	353	233.75
92167	12/13/2013	BIA	41986	12/2/2013	10522	110.00
92167	12/13/2013	BIA	41986	12/2/2013	20509	46.20
92167	12/13/2013	BIA	41986	12/2/2013	21243	61.60
92168	12/13/2013	CENTURYLINK	VARIOUS 1213	11/16/2013	5829	47.74
92168	12/13/2013	CENTURYLINK	VARIOUS 1213	11/16/2013	9627	269.82
92168	12/13/2013	CENTURYLINK	VARIOUS 1213	11/16/2013	9176	46.58
92168	12/13/2013	CENTURYLINK	VARIOUS 1213	11/16/2013	788	59.85
92168	12/13/2013	CENTURYLINK	VARIOUS 1213	11/16/2013	246	46.76
92168	12/13/2013	CENTURYLINK	VARIOUS 1213	11/16/2013	705	134.91
92168	12/13/2013	CENTURYLINK	VARIOUS 1213	11/16/2013	8030	68.31
92168	12/13/2013	CENTURYLINK	VARIOUS 1213	11/16/2013	2394	47.74
92168	12/13/2013	CENTURYLINK	VARIOUS 1213	11/16/2013	236	44.97
92168	12/13/2013	CENTURYLINK	VARIOUS 1213	11/16/2013	7500	81.91
92169	12/13/2013	Ceridian Benefit Services	332603804	12/2/2013	COBRA Vision Services	25.00
92170	12/13/2013	Core Construction	13-020014	12/13/2013	Retainage	(51,024.77)
92170	12/13/2013	Core Construction	1302001-4	12/13/2013	CONSTRUCTION COSTS FOR NEW FIRE STATION #2	510,247.47
92171	12/13/2013	HACH COMPANY	8508565	10/2/2013	Electrode filling solution	24.86
92171	12/13/2013	HACH COMPANY	8508565	10/2/2013	Electrode filling solution	24.85
92172	12/13/2013	JIM HEET PHOTOGRAPHY	203	11/26/2013	photos for basketball & cheer leagues	472.85
92173	12/13/2013	NEW YORK LIFE INSURANCE	6929080 1213	12/4/2013	INSURANCE PREMIMUM	516.86
92174	12/13/2013	NEXTEL COMMUNICATIONS	573910311-144	11/25/2013	data cards	189.95
92174	12/13/2013	NEXTEL COMMUNICATIONS	573910311-144	11/25/2013	data cards	75.98
92174	12/13/2013	NEXTEL COMMUNICATIONS	573910311-144	11/25/2013	CREDIT	(15.95)
92174	12/13/2013	NEXTEL COMMUNICATIONS	573910311-144	11/25/2013	data cards	683.82
92174	12/13/2013	NEXTEL COMMUNICATIONS	573910311-144	11/25/2013	CREDIT	(14.77)
92174	12/13/2013	NEXTEL COMMUNICATIONS	573910311-144	11/25/2013	data cards	56.98
92174	12/13/2013	NEXTEL COMMUNICATIONS	573910311-144	11/25/2013	data cards	56.99
92175	12/13/2013	SOUTHWEST GAS CORPORATION	41986	12/9/2013	GAS	65.12
92175	12/13/2013	SOUTHWEST GAS CORPORATION	41986	12/9/2013	GAS	40.76
92175	12/13/2013	SOUTHWEST GAS CORPORATION	41986	12/9/2013	GAS	84.67
92176	12/13/2013	The UPS Store #5920	4020	11/15/2013	Shipping	11.86
92177	12/13/2013	The Windmill Winery	DEC 18 13	12/13/2013	Employee Appreciation Luncheon	4,413.22
92178	12/13/2013	Tri-City Express Care, PLLC	670877	4/29/2013	DOT physical for CDL renewal /V Grajeda	50.00
92179	12/13/2013	U. S. Post Master	LIB STAMPS	12/11/2013	Stamps	518.80
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	248.44
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	212.68
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	17.89
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	67.56
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	77.56
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	34.90
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	534.23
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	293.46
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	351.93
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	17.89
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	67.56
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	662.52
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	67.56
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	71.56

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92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	17.89
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	68.50
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	53.36
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	35.78
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	160.14
92180	12/13/2013	Verizon Wireless	9715355971	11/21/2013	Cell phones	160.13
92181	12/16/2013	RZN8 MEDIA, LLC	1268	11/15/2013	photo shoot - brochure @ 50%	2,172.50
92182	12/16/2013	VOID				
92183	12/17/2013	Advanced Infosystems	11069	12/5/2013	data processing of utility bills	941.02
92184	12/17/2013	Apache Junction Fire District	2427	11/18/2013	maintenance to shop #122	4,834.30
92184	12/17/2013	Apache Junction Fire District	2428	11/18/2013	repairs to shop #122	3,737.88
92185	12/17/2013	AQUATIC ENVIRONMENTAL	IN33524	11/22/2013	pH indicators	75.11
92186	12/17/2013	Arizona Commercial Diving Svcs, Inc	20131108	8/31/2013	Replace cables on SAM units NTE \$3,500.00	2,850.00
92187	12/17/2013	Arizona Office of Technology	40130	11/22/2013	Copier charges 8/25/13-11/25/13	709.20
92187	12/17/2013	Arizona Office of Technology	40153	11/22/2013	Copier charges 8/31/13 to 11/30/13	473.79
92188	12/17/2013	ASHLEY PADILLA	REIM 112213	11/22/2013	Reimbursement for drug test	25.00
92189	12/17/2013	BAKER & TAYLOR BOOKS	4010710718	11/26/2013	children's books	119.92
92189	12/17/2013	BAKER & TAYLOR BOOKS	40107107199	11/26/2013	Fiction	44.56
92189	12/17/2013	BAKER & TAYLOR BOOKS	4010710720	11/26/2013	Non-Fiction	37.55
92189	12/17/2013	BAKER & TAYLOR BOOKS	W96888720	11/15/2013	CD	7.36
92190	12/17/2013	BAXTER DESIGN GROUP LLC	390	12/3/2013	project management services Oct. thru Nov 2013	12,000.00
92191	12/17/2013	BEARING-BELT & CHAIN INC.	1302992	11/26/2013	To Repair Clarifier @ NWWTP	91.66
92192	12/17/2013	C.A.H.R.M.A..	VF 2013-14	12/11/2013	Membership Fees-HR Coordinator	185.00
92193	12/17/2013	CASA GRANDE NEWSPAPERS	86564401	11/23/2013	ad for Junior Parada	153.00
92193	12/17/2013	CASA GRANDE NEWSPAPERS	86609501	11/30/2013	ad for Christmas on Main	153.00
92193	12/17/2013	CASA GRANDE NEWSPAPERS	CDBG/SSP 112813	11/28/2013	public notice of CDBG public hearing	88.13
92193	12/17/2013	CASA GRANDE NEWSPAPERS	178460	11/19/2013	Classified Ad	16.59
92194	12/17/2013	Cintas Corporation	696646927	11/1/2013	Weekly fee for uniforms and mats for Utility Dept.	3.17
92194	12/17/2013	Cintas Corporation	696646927	11/1/2013	Weekly fee for uniforms and mats for Utility Dept.	75.67
92194	12/17/2013	Cintas Corporation	696646927	11/1/2013	Weekly fee for uniforms and mats for Utility Dept.	5.86
92194	12/17/2013	Cintas Corporation	696646927	11/1/2013	Weekly fee for uniforms and mats for Utility Dept.	5.86
92194	12/17/2013	Cintas Corporation	696649156	11/8/2013	Weekly fee for uniforms and mats for Utility Dept.	3.17
92194	12/17/2013	Cintas Corporation	696649156	11/8/2013	Weekly fee for uniforms and mats for Utility Dept.	19.57
92194	12/17/2013	Cintas Corporation	696649156	11/8/2013	Weekly fee for uniforms and mats for Utility Dept.	4.68
92194	12/17/2013	Cintas Corporation	696649156	11/8/2013	Weekly fee for uniforms and mats for Utility Dept.	4.68
92194	12/17/2013	Cintas Corporation	696651399	1/15/2013	Weekly fee for uniforms and mats for PW Dept.	34.84
92194	12/17/2013	Cintas Corporation	696651399	1/15/2013	Weekly fee for uniforms and mats for PW Dept.	44.32
92194	12/17/2013	Cintas Corporation	696651399	1/15/2013	Weekly fee for uniforms and mats for PW Dept.	3.91
92194	12/17/2013	Cintas Corporation	696651399	1/15/2013	Weekly fee for uniforms and mats for PW Dept.	3.30
92194	12/17/2013	Cintas Corporation	696651399	1/15/2013	Weekly fee for uniforms and mats for PW Dept.	0.53
92194	12/17/2013	Cintas Corporation	696651400	11/15/2013	Weekly fee for uniforms and mats for Utility Dept.	3.17
92194	12/17/2013	Cintas Corporation	696651400	11/15/2013	Weekly fee for uniforms and mats for Utility Dept.	19.57
92194	12/17/2013	Cintas Corporation	696651400	11/15/2013	Weekly fee for uniforms and mats for Utility Dept.	4.68
92194	12/17/2013	Cintas Corporation	696651400	11/15/2013	Weekly fee for uniforms and mats for Utility Dept.	4.68
92194	12/17/2013	Cintas Corporation	696653623	11/22/2013	Weekly fee for uniforms and mats for Utility Dept.	3.17
92194	12/17/2013	Cintas Corporation	696653623	11/22/2013	Weekly fee for uniforms and mats for Utility Dept.	19.57

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92194	12/17/2013	Cintas Corporation	696653623	11/22/2013	Weekly fee for uniforms and mats for Utility Dept.	4.68
92194	12/17/2013	Cintas Corporation	696653623	11/22/2013	Weekly fee for uniforms and mats for Utility Dept.	4.68
92194	12/17/2013	Cintas Corporation	696655867	11/29/2013	Weekly fee for uniforms and mats for Utility Dept.	3.17
92194	12/17/2013	Cintas Corporation	696655867	11/29/2013	Weekly fee for uniforms and mats for Utility Dept.	38.85
92194	12/17/2013	Cintas Corporation	696655867	11/29/2013	Weekly fee for uniforms and mats for Utility Dept.	33.58
92194	12/17/2013	Cintas Corporation	696655867	11/29/2013	Weekly fee for uniforms and mats for Utility Dept.	33.58
92194	12/17/2013	Cintas Corporation	696658102	12/6/2013	Weekly fee for uniforms and mats for PW Dept.	34.84
92194	12/17/2013	Cintas Corporation	696658102	12/6/2013	Weekly fee for uniforms and mats for PW Dept.	44.32
92194	12/17/2013	Cintas Corporation	696658102	12/6/2013	Weekly fee for uniforms and mats for PW Dept.	3.91
92194	12/17/2013	Cintas Corporation	696658102	12/6/2013	Weekly fee for uniforms and mats for PW Dept.	3.30
92194	12/17/2013	Cintas Corporation	696658102	12/6/2013	Weekly fee for uniforms and mats for PW Dept.	0.53
92194	12/17/2013	Cintas Corporation	696658103	12/6/2013	Weekly fee for uniforms and mats for Utility Dept.	3.17
92194	12/17/2013	Cintas Corporation	696658103	12/6/2013	Weekly fee for uniforms and mats for Utility Dept.	21.30
92194	12/17/2013	Cintas Corporation	696658103	12/6/2013	Weekly fee for uniforms and mats for Utility Dept.	6.84
92194	12/17/2013	Cintas Corporation	696658103	12/6/2013	Weekly fee for uniforms and mats for Utility Dept.	6.84
92195	12/17/2013	CODY BARBER	REIM 112413	12/12/2013	Reimbursement for drug test	25.00
92196	12/17/2013	Day Auto Supply, Inc	594654	9/30/2013	batteries for command trucks	234.62
92196	12/17/2013	Day Auto Supply, Inc	600587	12/2/2013	Battery for P.D. G028ET	112.73
92196	12/17/2013	Day Auto Supply, Inc	600848	12/4/2013	Battery for PD volunteer G560CL	129.04
92196	12/17/2013	Day Auto Supply, Inc	600976	1/20/1951	Air filter and oil filter for PD G987GB Patrol	20.58
92196	12/17/2013	Day Auto Supply, Inc	601353	12/9/2013	Misc supplies	19.61
92196	12/17/2013	Day Auto Supply, Inc	601618	12/11/2013	Open PO for Park Maintenance purchases	150.06
92197	12/17/2013	DE- NO MUSIC CENTER, INC.	1392	12/5/2013	Microphones	163.04
92198	12/17/2013	DESERT BORING AND EXCAVATION	6974	11/25/2013	Emergency excavation @ 335 6th St, 4 main pothole hydrant	250.00
92198	12/17/2013	DESERT BORING AND EXCAVATION	6975	11/29/2013	Emergency excavation 6th St Main replacement	625.00
92198	12/17/2013	DESERT BORING AND EXCAVATION	6975	11/29/2013	Emergency excavation @ 1st/Park 3 main under asphalt	1,312.50
92199	12/17/2013	E-Control Systems, Inc.	4928	12/4/2013	Annual Maintenance Contract Evidence Room cooling system	500.00
92200	12/17/2013	EfficientGov	1236-1259	12/4/2013	Grantfinder Software	395.00
92201	12/17/2013	FLORENCE TRUE VALUE HARDWARE	206874	11/14/2013	Supplies	21.73
92201	12/17/2013	FLORENCE TRUE VALUE HARDWARE	207104	11/25/2013	Concrete for 6th St repair	51.92
92201	12/17/2013	FLORENCE TRUE VALUE HARDWARE	207220	12/2/2013	Pallet Wrap to ship Barrels. SWWTP	32.60
92201	12/17/2013	FLORENCE TRUE VALUE HARDWARE	207262	12/4/2013	Lock for North Tower gate	27.16
92201	12/17/2013	FLORENCE TRUE VALUE HARDWARE	207263	12/4/2013	picture frame hangers for certificates: NWWTP & SWWTP	5.84
92201	12/17/2013	FLORENCE TRUE VALUE HARDWARE	207269	12/4/2013	Bolts for Main St. Park bench	3.25
92201	12/17/2013	FLORENCE TRUE VALUE HARDWARE	207271	12/4/2013	parts: Toggle switch SWWTP	6.50
92201	12/17/2013	FLORENCE TRUE VALUE HARDWARE	207274	12/4/2013	60 lb Premix Concrete for 225 6th St	86.53
92201	12/17/2013	FLORENCE TRUE VALUE HARDWARE	207348	12/9/2013	Air Comp Repair:Belt for SWWTP	30.41
92202	12/17/2013	GC Inc.	GC-074B-C	12/5/2013	appraisal - 202-09-037D; 200-48-006F; 200-48-006E	250.00
92203	12/17/2013	Global Gov't/Ed Solutions Inc.	J49110910101	12/3/2013	Printers for new and existing office staff	32.00
92203	12/17/2013	Global Gov't/Ed Solutions Inc.	J49110910101	12/3/2013	Printers for new and existing office staff	32.00
92203	12/17/2013	Global Gov't/Ed Solutions Inc.	J49110910101	12/3/2013	Printers for new and existing office staff	152.00

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92203	12/17/2013	Global Gov't/Ed Solutions Inc.	J49110910101	12/3/2013	Printers for new and existing office staff	477.00
92203	12/17/2013	Global Gov't/Ed Solutions Inc.	J49110910101	12/3/2013	Printers for new and existing office staff	237.00
92203	12/17/2013	Global Gov't/Ed Solutions Inc.	J49110910101	12/3/2013	Additional amount owed due to expired Promotional Price" on quote"	6.77
92203	12/17/2013	Global Gov't/Ed Solutions Inc.	J49110910101	12/3/2013	Additional amount owed due to expired Promotional Price" on quote"	6.77
92203	12/17/2013	Global Gov't/Ed Solutions Inc.	J49110910101	12/3/2013	Additional amount owed due to expired Promotional Price" on quote"	6.77
92203	12/17/2013	Global Gov't/Ed Solutions Inc.	J49110910101	12/3/2013	Additional amount owed due to expired Promotional Price" on quote"	6.77
92203	12/17/2013	Global Gov't/Ed Solutions Inc.	J49110910101	12/3/2013	Additional amount owed due to expired Promotional Price" on quote"	6.77
92204	12/17/2013	HENRY & HORNE, P.L.C.	194434	11/29/2013	Annual Audit	10,500.00
92204	12/17/2013	HENRY & HORNE, P.L.C.	194434	11/29/2013	Annual Audit	6,000.00
92204	12/17/2013	HENRY & HORNE, P.L.C.	194434	11/29/2013	Annual Audit	6,600.00
92204	12/17/2013	HENRY & HORNE, P.L.C.	194434	11/29/2013	Annual Audit	3,600.00
92204	12/17/2013	HENRY & HORNE, P.L.C.	194434	11/29/2013	Annual Audit	300.00
92204	12/17/2013	HENRY & HORNE, P.L.C.	194434	11/29/2013	Annual Audit	1,000.00
92204	12/17/2013	HENRY & HORNE, P.L.C.	194434	11/29/2013	Annual Audit	1,000.00
92205	12/17/2013	HERBERT F. FITZPATRICK	2996	11/21/2013	Fiber Run - New Anthem Fire Station	4,663.89
92205	12/17/2013	HERBERT F. FITZPATRICK	3022	12/3/2013	Data ports for building	157.77
92206	12/17/2013	HOME DEPOT CREDIT SERVICES	5020131	12/5/2013	Posts and hardware for signs on Plant & Butte NTE \$400.00	321.10
92206	12/17/2013	HOME DEPOT CREDIT SERVICES	6024869	12/4/2013	Pinterest supplies	68.81
92206	12/17/2013	HOME DEPOT CREDIT SERVICES	6085544	12/4/2013	Pinterest supplies	31.25
92206	12/17/2013	HOME DEPOT CREDIT SERVICES	6240782	12/4/2013	Pinterest supplies	(31.25)
92207	12/17/2013	INTELLIPAY	858	11/30/2013	Monthly Gateway Fees	160.18
92208	12/17/2013	Johnson Utilities	12896902 12513	12/5/2013	water bill for station #2	7.22
92209	12/17/2013	JONES AUTO CENTER	142862	12/5/2013	Kit-Jet for St-10	10.70
92210	12/17/2013	KRYSTA MARISCAL	REIM 112213	11/22/2013	Reimbursement for drug test	25.00
92211	12/17/2013	LEXIS NEXIS	1311497370	11/30/2013	research for Nov 2013	175.00
92212	12/17/2013	MICHELLE SALAS	REIM 120413	12/4/2013	Reimbursement for drug test	25.00
92213	12/17/2013	MIDWEST TAPE	91452554	11/27/2013	CD'S & Audiobooks	50.98
92213	12/17/2013	MIDWEST TAPE	91457115	12/4/2013	CD'S & Audiobooks	82.98
92214	12/17/2013	Miguel, Acevedo	CONF REIM	10/17/2013	Reg Fee for ATOA SWAT Conf reimbursement 10/17-18/13 Peoria	60.00
92215	12/17/2013	Newegg Business, Inc.	1200210621	12/14/2013	Part - Video Card	33.99
92215	12/17/2013	Newegg Business, Inc.	1200235842	12/5/2013	Total	109.98
92216	12/17/2013	New-Tech Electric & Communication LLC	97	12/1/2013	Installation of conduit under stage at Town Hall	133.96
92217	12/17/2013	OFFICE DEPOT INC	382222035-001	11/27/2013	fire marshal stamps	74.93
92217	12/17/2013	OFFICE DEPOT INC	682928829-001	11/22/2013	office supplies	140.75
92217	12/17/2013	OFFICE DEPOT INC	685643294-001	12/5/2013	office supplies	104.73
92217	12/17/2013	OFFICE DEPOT INC	685643453-001	12/5/2013	office supplies	14.35
92217	12/17/2013	OFFICE DEPOT INC	685643454-001	12/5/2013	office supplies	25.97
92217	12/17/2013	OFFICE DEPOT INC	687236876-001	11/20/2013	Office Supplies-pens, binders, etc	38.92
92217	12/17/2013	OFFICE DEPOT INC	687236876-001	11/20/2013	Office Supplies-pens, binders, etc	19.46
92217	12/17/2013	OFFICE DEPOT INC	687236876-001	11/20/2013	Office Supplies-pens, binders, etc	19.46
92217	12/17/2013	OFFICE DEPOT INC	687326671-001	11/20/2013	Office Supplies-laminate pouches, labels, ink.	33.46
92217	12/17/2013	OFFICE DEPOT INC	687326671-001	11/20/2013	Office Supplies-laminate pouches, labels, ink.	16.73
92217	12/17/2013	OFFICE DEPOT INC	687326671-001	11/20/2013	Office Supplies-laminate pouches, labels, ink.	16.73
92217	12/17/2013	OFFICE DEPOT INC	687365494-001	11/20/2013	Office Supplies: White board supplies	5.49
92217	12/17/2013	OFFICE DEPOT INC	687365494-001	11/20/2013	Office Supplies: White board supplies	2.75
92217	12/17/2013	OFFICE DEPOT INC	687365494-001	11/20/2013	Office Supplies: White board supplies	2.75
92217	12/17/2013	OFFICE DEPOT INC	687549899-001	11/22/2013	Office Supplies	13.53
92217	12/17/2013	OFFICE DEPOT INC	687550026-001	11/21/2013	Office Supplies	4.16
92218	12/17/2013	PETTY CASH - SENIOR CENTER	1111-120413	12/12/2013	Petty Cash	129.89
92219	12/17/2013	PINAL CO. FEDERAL CREDIT UNION	1-15 15YRS	12/12/2013	Visa Gift Card	210.00
92220	12/17/2013	PINAL COUNTY TREASURER	PROP/TXS 2013	12/1/2013	Property Tax Florence Gardens/Casita Hermosa Unit1	14,370.93
92221	12/17/2013	Pipeline Services	15585	11/30/2013	Utility Line Repair: 335 W 6th St Leak NTE \$4,000.	4,000.00
92222	12/17/2013	RESERVE ACCOUNT	41617	12/9/2013	Refill Postage Meter	1,500.00

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92223	12/17/2013	Ricoh USA, Inc.	502833451	11/14/2013	Monthly Billing: Maintenance-Base charge 11/14/2013 to 12/13/13	120.81
92223	12/17/2013	Ricoh USA, Inc.	5028434686	11/21/2013	Base charge 11/30/13-12/29/13	95.30
92224	12/17/2013	SENERGY PETROLEUM	593853	11/26/2013	Fuel : HIPER 220 5-gallon pail Chevron Cetus Hipersyn 32.931/gallon	715.92
92225	12/17/2013	SHAMROCK FOODS CO	15104929	12/11/2013	snacks for after school program	679.69
92226	12/17/2013	SMART & FINAL STORES CORP	438572/3065111713	11/17/2013	Supplies	308.44
92227	12/17/2013	smartschoolsplus, inc dba	517-05	12/5/2013	John Mitchell Contract	4,099.26
92227	12/17/2013	smartschoolsplus, inc dba	517-05	12/5/2013	John Mitchell Contract	4,099.26
92228	12/17/2013	SOUND IMAGE	0507969-IN	12/3/2013	Wireless Mics - Upgrade (Compliance)	1,442.28
92229	12/17/2013	SURF & SKI ENTERPRISES	143719	12/3/2013	Staff uniforms	109.40
92229	12/17/2013	SURF & SKI ENTERPRISES	143719	12/3/2013	difference to clear staff uniform invoice	0.01
92230	12/17/2013	Tank Products, Inc.	24640	11/22/2013	Liquid Level Indicator 47 Welded-complete	1,399.98
92231	12/17/2013	The UPS Store #5920	MM7Y5FKEGVQX	12/9/2013	Return of Sample Jackets	28.95
92232	12/17/2013	THE WATER SHED	2621	10/8/2013	ice for Senior Center	4.94
92232	12/17/2013	THE WATER SHED	2962	10/28/2013	ice for Senior Center	4.94
92232	12/17/2013	THE WATER SHED	2972	1/2/1981	Drinking Water Open PO	13.16
92232	12/17/2013	THE WATER SHED	3012	11/4/2013	ice for Senior Center	4.94
92232	12/17/2013	THE WATER SHED	3085	11/13/2013	ice for Senior Center	9.87
92232	12/17/2013	THE WATER SHED	3122	11/18/2013	Water and Ice	19.75
92232	12/17/2013	THE WATER SHED	3122	11/18/2013	Water and Ice	9.87
92232	12/17/2013	THE WATER SHED	3122	11/18/2013	Water and Ice	9.87
92232	12/17/2013	THE WATER SHED	3123	11/18/2013	ice for Senior Center	10.96
92232	12/17/2013	THE WATER SHED	3165	11/25/2013	Water & Ice	19.74
92232	12/17/2013	THE WATER SHED	3167	11/25/2013	ice for Senior Center	4.94
92232	12/17/2013	THE WATER SHED	3205	12/2/2013	Water & Ice	25.50
92232	12/17/2013	THE WATER SHED	3206	12/2/2013	Restock Ice and water.	9.46
92232	12/17/2013	THE WATER SHED	3206	12/2/2013	Restock Ice and water.	4.73
92232	12/17/2013	THE WATER SHED	3206	12/2/2013	Restock Ice and water.	4.73
92232	12/17/2013	THE WATER SHED	3207	12/2/2013	Water & Ice	17.28
92232	12/17/2013	THE WATER SHED	3208	12/2/2013	ice for Senior Center	4.94
92232	12/17/2013	THE WATER SHED	3216	12/2/2013	Drinking Water Open PO	13.16
92232	12/17/2013	THE WATER SHED	3219	12/11/2013	Water & Ice	19.74
92233	12/17/2013	UNITED EXTERMINATING	165201	12/2/2013	Exterminating fees	25.00
92233	12/17/2013	UNITED EXTERMINATING	166101	12/2/2013	Exterminating fees	35.00
92233	12/17/2013	UNITED EXTERMINATING	166102	12/2/2013	Exterminating fees	25.00
92233	12/17/2013	UNITED EXTERMINATING	166103	1/20/2013	Exterminating fees	25.00
92233	12/17/2013	UNITED EXTERMINATING	166104	12/2/2013	Exterminating fees	18.00
92233	12/17/2013	UNITED EXTERMINATING	166105	12/2/2013	Exterminating fees	25.00
92233	12/17/2013	UNITED EXTERMINATING	166127	12/9/2013	Monthly Pest Control-Open PO	25.00
92233	12/17/2013	UNITED EXTERMINATING	166164	11/28/2013	Pest control for the year	35.00
92233	12/17/2013	UNITED EXTERMINATING	167202	12/2/2013	Exterminating fees-Silver King	25.00
92233	12/17/2013	UNITED EXTERMINATING	167205	12/2/2013	Exterminating fees- Town Hall	35.00
92233	12/17/2013	UNITED EXTERMINATING	167207	12/2/2013	Exterminating fees-SWWTTP	45.00
92233	12/17/2013	UNITED EXTERMINATING	167507	11/1/2013	Exterminating fees	25.00
92233	12/17/2013	UNITED EXTERMINATING	167512	12/1/2013	Exterminating fees-PW	45.00
92234	12/17/2013	USABlueBook - ACCT 703717	208461	11/22/2013	Chlorine Booster pump Well #5	824.44
92235	12/17/2013	WALMART COMMUNITY # 0005 7118	31	12/5/2013	Supplies for Special events	91.82
92235	12/17/2013	WALMART COMMUNITY # 0005 7118	3849	2/6/2013	Senior Donation account thanksgiving boxes for seniors in need	44.10
92235	12/17/2013	WALMART COMMUNITY # 0005 7118	3849	2/6/2013	Supplies for meals	161.50
92235	12/17/2013	WALMART COMMUNITY # 0005 7118	3849	2/6/2013	Misc supplies for the center	45.00
92235	12/17/2013	WALMART COMMUNITY # 0005 7118	5658	11/21/2013	Supplies for Center	279.69
92235	12/17/2013	WALMART COMMUNITY # 0005 7118	5658	11/21/2013	Senior Donation account thanksgiving boxes for seniors in need	250.00
92235	12/17/2013	WALMART COMMUNITY # 0005 7118	5658	11/21/2013	Supplies for Center	24.10
92235	12/17/2013	WALMART COMMUNITY # 0005 7118	5805	12/4/2013	Supplies for Special events	302.03
92235	12/17/2013	WALMART COMMUNITY # 0005 7118	7582	10/25/2013	Supplies - Bags and DVD's	159.87
92236	12/17/2013	WEST COAST EQUIPMENT,INC	36113	12/6/2013	Convolutd Wafer for main broom ST-046	1,310.40
92237	12/17/2013	Wist Office Products	117439900	12/4/2013	office supplies	202.62
92237	12/17/2013	Wist Office Products	117469800	12/5/2013	office supplies election portfolio	33.03
92238	12/19/2013	U. S. Post Master	12/13 POSTAGE@46	12/19/2013	Postage Stamps @ \$0.46	342.70
92239	12/20/2013	Aaron Lewis c/o Mark Tucker	PPE 1213/13	12/20/2013	Levy	83.57
92240	12/20/2013	Apache Junction Fire District	2449	12/10/2013	windshield and maintenance to #138	2,278.23
92241	12/20/2013	ARIZONA STATE PRISON-FLORENCE	112713F-116	12/6/2013	INMATE LABOR/ ROW CLEANUP	67.50

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92241	12/20/2013	ARIZONA STATE PRISON-FLORENCE	112713F-116	12/6/2013	INMATE LABOR / CEMETERY	71.25
92242	12/20/2013	AZ PUBLIC SAFETY RETIREMENT	PPE 1213/13 PD	12/20/2013	RETIREMENT CONTRIBUTIONS POLICE	15,384.35
92242	12/20/2013	AZ PUBLIC SAFETY RETIREMENT	PPE 1213/13FIRE	12/20/2013	RETIREMENT CONTRIBUTIONS FIRE	10,432.90
92242	12/20/2013	AZ PUBLIC SAFETY RETIREMENT	PPE 1213/13FIRE	12/20/2013	Fire INSURANCE PREMIUM TAX	(898.76)
92243	12/20/2013	BAKER & TAYLOR BOOKS	4010717731	12/4/2013	children's books	28.77
92243	12/20/2013	BAKER & TAYLOR BOOKS	4010717732	12/4/2013	Fiction	17.06
92243	12/20/2013	BAKER & TAYLOR BOOKS	4010717733	12/4/2013	Non-Fiction	12.74
92243	12/20/2013	BAKER & TAYLOR BOOKS	4010717734	12/4/2013	Audio Books	140.15
92243	12/20/2013	BAKER & TAYLOR BOOKS	4010717735	12/4/2013	children's books	473.49
92243	12/20/2013	BAKER & TAYLOR BOOKS	W97134530	12/3/2013	CD'S	18.48
92243	12/20/2013	BAKER & TAYLOR BOOKS	W97836820	12/4/2013	CD'S	79.10
92244	12/20/2013	BC GRAPHICS	93549	12/10/2013	Uniform shirts for Op. Tech	276.98
92244	12/20/2013	BC GRAPHICS	93549	12/10/2013	Uniform shirts for Facilities Maint. Manager	271.56
92245	12/20/2013	Brady Industries, LLC	4336759	12/9/2013	Mop heads and glass cleaner for custodians	66.48
92246	12/20/2013	CDW GOVERNMENT INC	HP11877	12/10/2013	Antenna plus multimax cellular Police Table Project	5,030.63
92247	12/20/2013	Cintas Corporation	696660338	12/13/2013	Weekly fee for uniforms and mats for PW Dept.	34.84
92247	12/20/2013	Cintas Corporation	696660338	12/13/2013	Weekly fee for uniforms and mats for PW Dept.	44.32
92247	12/20/2013	Cintas Corporation	696660338	12/13/2013	Weekly fee for uniforms and mats for PW Dept.	3.91
92247	12/20/2013	Cintas Corporation	696660338	12/13/2013	Weekly fee for uniforms and mats for PW Dept.	3.30
92247	12/20/2013	Cintas Corporation	696660338	12/13/2013	Weekly fee for uniforms and mats for PW Dept.	0.53
92248	12/20/2013	VOID				
92249	12/20/2013	Day Auto Supply, Inc	6-Mar	11/21/2013	Wiper blade for G043FM PD Patrol	11.28
92249	12/20/2013	Day Auto Supply, Inc	7-Mar	11/21/2013	Wiper blade for G051ET PD Volunteer	11.28
92249	12/20/2013	Day Auto Supply, Inc	8-Mar	11/21/2013	Wiper blade for G850FJ PD Patrol	11.28
92249	12/20/2013	Day Auto Supply, Inc	601021	12/5/2013	Two bulbs for shop drop light	2.68
92249	12/20/2013	Day Auto Supply, Inc	15-Jul	12/5/2013	Two bulbs for shop drop light	2.68
92249	12/20/2013	Day Auto Supply, Inc	15-Jul	12/5/2013	Two bulbs for shop drop light	2.68
92249	12/20/2013	Day Auto Supply, Inc	601021	12/5/2013	Two bulbs for shop drop light	2.68
92249	12/20/2013	Day Auto Supply, Inc	15-Jul	12/5/2013	Two bulbs for shop drop light	2.68
92249	12/20/2013	Day Auto Supply, Inc	15-Jul	12/5/2013	Two bulbs for shop drop light	2.67
92249	12/20/2013	Day Auto Supply, Inc	17-Jul	12/5/2013	Oil and air filter for G414FF PD Patrol	21.83
92249	12/20/2013	Day Auto Supply, Inc	17-Jul	12/5/2013	Oil for G414FF PD Patrol	26.02
92249	12/20/2013	Day Auto Supply, Inc	601070	12/5/2013	Battery for generator at Well #3	114.31
92249	12/20/2013	Day Auto Supply, Inc	29-Oct	12/6/2013	Thermostat for ST-11	25.06
92249	12/20/2013	Day Auto Supply, Inc	27-Nov	12/6/2013	Oil and air filter for ST-81	21.60
92249	12/20/2013	Day Auto Supply, Inc	27-Nov	12/6/2013	Motor oil	47.74
92249	12/20/2013	Day Auto Supply, Inc	601316	12/9/2013	Oil seal for right side rear axle of ST-023	44.87
92249	12/20/2013	Day Auto Supply, Inc	601321	12/9/2013	Oil filter for Parks & Recs Admin	5.20
92249	12/20/2013	Day Auto Supply, Inc	601321	12/9/2013	Motor oil for Parks & Recs Admin	30.36
92249	12/20/2013	Day Auto Supply, Inc	601347	12/9/2013	Hammer,separator,cone,caliper, ratchet, door panel kit, die grinder and drain	283.64
92249	12/20/2013	Day Auto Supply, Inc	601347	12/9/2013	Hammer,separator,cone,caliper, ratchet, door panel kit, die grinder and drain	283.64
92249	12/20/2013	Day Auto Supply, Inc	601347	12/9/2013	Hammer,separator,cone,caliper, ratchet, door panel kit, die grinder and drain	283.64
92249	12/20/2013	Day Auto Supply, Inc	601347	12/9/2013	Hammer,separator,cone,caliper, ratchet, door panel kit, die grinder and drain	283.64
92249	12/20/2013	Day Auto Supply, Inc	601347	12/9/2013	Hammer,separator,cone,caliper, ratchet, door panel kit, die grinder and drain	283.64
92249	12/20/2013	Day Auto Supply, Inc	601347	12/9/2013	Hammer,separator,cone,caliper, ratchet, door panel kit, die grinder and drain	283.64
92249	12/20/2013	Day Auto Supply, Inc	601364	12/9/2013	Wiper blade for Parks & Recs Admin	11.28
92249	12/20/2013	Day Auto Supply, Inc	601397	12/9/2013	Air filter	15.38

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92249	12/20/2013	Day Auto Supply, Inc	601397	12/9/2013	Motor oil for PD Patrol G097FR	26.02
92249	12/20/2013	Day Auto Supply, Inc	601401	12/9/2013	Brake rotor and Pad axle for G097FR PD Patrol	278.26
92249	12/20/2013	Day Auto Supply, Inc	601514	12/10/2013	M120WASH for G097FR PD Patrol	4.34
92249	12/20/2013	Day Auto Supply, Inc	601527	12/10/2013	Air filters and MI20WASH	25.94
92249	12/20/2013	Day Auto Supply, Inc	601527	12/10/2013	Motor Oil	41.77
92249	12/20/2013	Day Auto Supply, Inc	601582	12/11/2013	Brake pads and Rotor for P.D. Patrol	306.94
92249	12/20/2013	Day Auto Supply, Inc	601739	12/12/2013	Parts to repair JBC auger to set signposts on Plant Road	153.81
92250	12/20/2013	Felix Construction Company	1663	12/1/2013	Installation of New Generator @ P.D Cell Tower(N. Plant)	21,946.24
92250	12/20/2013	Felix Construction Company	1663	12/11/2013	Demo of existing generator at PD Cell Tower (N. Plant) (U-26)	14,499.93
92250	12/20/2013	Felix Construction Company	1663.923077	12/1/2013	Foundation work done at Standby Generator to Cell Tower #2	4,881.75
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	205952	10/3/2013	Park Maintenance supplies	28.22
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	207024	11/20/2013	Park Maintenance supplies	62.02
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	207075	11/22/2013	Park Maintenance supplies	11.90
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	207162	11/27/2013	Park Maintenance supplies	19.53
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	207390	12/10/2013	Adapter for Sprayer on ST-81	6.07
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	207402	12/11/2013	Batteries for welding helmets	21.22
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	207416	12/11/2013	Park Maintenance supplies	52.76
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	207419	12/11/2013	Purchase of one bolt for G922GL P.D. Patrol	0.76
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	207424	12/11/2013	Eljer side mount trip lever	11.28
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	K07109	11/25/2013	Park Maintenance supplies	10.85
92251	12/20/2013	FLORENCE TRUE VALUE HARDWARE	K07324	12/6/2013	Park Maintenance supplies	11.87
92252	12/20/2013	Global Gov't/Ed Solutions Inc.	J57334320101	12/6/2013	Camera for Facilities Maintenance Manager	499.00
92253	12/20/2013	Hughes Fire Equipment	130961	12/5/2013	performance bond	3,600.98
92254	12/20/2013	Jacob Silvas	JRNBA 1113	11/16/2013	Referee for Jr NBA Basketball League	45.00
92255	12/20/2013	L. N. CURTIS and SONS	5030157-00	11/22/2013	fire extinguisher	185.19
92255	12/20/2013	L. N. CURTIS and SONS	5030542-00	12/6/2013	electrical junction box	564.05
92256	12/20/2013	LAWMAN BADGE CO.	1.83E+03	12/12/2013	Badge for chief	115.00
92257	12/20/2013	MESA MATERIALS	1910219	10/1/2013	200 tons of LVT chips/ Plant RD- NTE\$4900	3,823.65
92258	12/20/2013	MOSER, E. JEFFREY	191467	12/11/2013	Reimbursement for 2 card reader writers	17.55
92259	12/20/2013	Nationwide Retirement Solution	PPE 1213/13	12/20/2013	VOL DEDUCTION	3,338.50
92260	12/20/2013	OFFICE DEPOT INC	685987930-001	12/9/2013	office supplies	58.48
92260	12/20/2013	OFFICE DEPOT INC	688350113-001	12/11/2013	Red pens for PW Director	102.72
92260	12/20/2013	OFFICE DEPOT INC	688533635-001	12/11/2013	Office supplies- Colored paper and double sided foam tape	167.35
92261	12/20/2013	O'Reilly Auto Parts	3668-192594	12/10/2013	Two rear brake drums and brake shoes for ST-023	462.21
92262	12/20/2013	PETER ZICK	REIM 120913	12/9/2013	lunch for test givers	65.82
92263	12/20/2013	PINE, COREY	PTO REIM 7248234	9/15/2013	pt shoe reimbursement	97.35
92264	12/20/2013	Safeguard Security &	650969	12/1/2013	Security System	97.77
92265	12/20/2013	Sir Bounce Alot, Inc.	107940	12/4/2013	Inflatables for Christmas on Main	531.86
92266	12/20/2013	TEMPORARY VENDOR	10708322	12/11/2013	Water Deposit Refund	150.00
92267	12/20/2013	TEMPORARY VENDOR	CR20120101 1213	12/17/2013	Restitution	94.11
92268	12/20/2013	TEMPORARY VENDOR	11208104	12/11/2013	Water Deposit Refund	150.00
92269	12/20/2013	TEMPORARY VENDOR	508814	12/11/2013	Water Deposit Refund	150.00
92270	12/20/2013	VOID				
92271	12/20/2013	TEMPORARY VENDOR	10103904	12/11/2013	Water Deposit Refund	150.00
92272	12/20/2013	TEMPORARY VENDOR	714821	12/12/2013	Garbage Deposit Refund	75.00
92273	12/20/2013	TEMPORARY VENDOR	10404933	12/11/2013	Water Deposit Refund	150.00
92274	12/20/2013	TEMPORARY VENDOR	701963	12/12/2013	Garbage Deposit Refund	75.00
92275	12/20/2013	TEMPORARY VENDOR	10405323	12/11/2013	Water Deposit Refund	75.00
92276	12/20/2013	TEMPORARY VENDOR	10801702	12/11/2013	Water Deposit Refund	150.00
92277	12/20/2013	TEMPORARY VENDOR	705073	12/12/2013	Garbage Deposit Refund	75.00
92278	12/20/2013	TEMPORARY VENDOR	10204902	12/12/2013	overpayment 10204902	21.81
92279	12/20/2013	TEMPORARY VENDOR	704272	12/13/2013	Garbage Deposit Refund	49.50
92280	12/20/2013	TEMPORARY VENDOR	10204503	12/11/2013	Water Deposit Refund	150.00
92281	12/20/2013	TEMPORARY VENDOR	315412	12/13/2013	Water Deposit Refund	5.23
92282	12/20/2013	TEMPORARY VENDOR	202701063DUPPY	12/17/2013	overpayment 202701063	200.42
92283	12/20/2013	TEMPORARY VENDOR	401504	12/11/2013	Water Deposit Refund	150.00
92284	12/20/2013	TEMPORARY VENDOR	507904OP	12/12/2013	overpayment 507904	21.14

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92285	12/20/2013	TEMPORARY VENDOR	10500664	12/11/2013	Water Deposit Refund	150.00
92286	12/20/2013	TEMPORARY VENDOR	CR20090132	12/17/2013	Bond	100.00
92287	12/20/2013	TEMPORARY VENDOR	708624	12/12/2013	Garbage Deposit Refund	34.00
92288	12/20/2013	TEMPORARY VENDOR	10903592	12/11/2013	Water Deposit Refund	150.00
92289	12/20/2013	TEMPORARY VENDOR	10902021	12/12/2013	overpayment 10902021	57.05
92290	12/20/2013	The UPS Store #5920	1855	12/13/2013	Shipping	30.44
92290	12/20/2013	The UPS Store #5920	1856	12/13/2013	Shipping	16.00
92291	12/20/2013	UNITED FIRE EQUIPMENT CO.	23617	12/2/2013	Credit	(58.54)
92291	12/20/2013	UNITED FIRE EQUIPMENT CO.	513450	11/25/2013	uni all for adamczyk	308.37
92291	12/20/2013	UNITED FIRE EQUIPMENT CO.	513452	11/7/2013	air compressor gas cylinder	127.48
92291	12/20/2013	UNITED FIRE EQUIPMENT CO.	513798	12/2/2013	uni all Bowsher	43.32
92291	12/20/2013	UNITED FIRE EQUIPMENT CO.	513820	12/2/2013	uni all Robison	92.63
92291	12/20/2013	UNITED FIRE EQUIPMENT CO.	513850	12/3/2013	turnout cleaning and repair	34.00
92291	12/20/2013	UNITED FIRE EQUIPMENT CO.	513874	12/3/2013	uni all Murtha	9.42
92291	12/20/2013	UNITED FIRE EQUIPMENT CO.	513888	12/3/2013	uni all Eggers	9.42
92291	12/20/2013	UNITED FIRE EQUIPMENT CO.	514265	12/9/2013	uni all Jabara	178.70
92291	12/20/2013	UNITED FIRE EQUIPMENT CO.	514305	12/10/2013	air compressor gas cylinder	105.88
92292	12/20/2013	United States Treasury	PPE 1213/13	12/20/2013	Levy	75.00
92293	12/20/2013	UNITED WAY OF PINAL COUNTY	PPE 1213/13	12/20/2013	EMPLOYEES CONTRIBUTIONS	7.00
92294	12/20/2013	USA Funds	PPE 1213/13	12/20/2013	Levy	192.91
92295	12/20/2013	WEST GROUP PAYMENT CENTER	6090076796	11/18/2013	subscription books	164.15
92296	12/20/2013	WRIGHT LINE	4062605	12/6/2013	Steel shelf and phone holder for dispatch	384.12
92297	12/20/2013	TEMPORARY VENDOR	101101099 OP	12/10/2013	overpayment 101101099	200.42
92298	12/20/2013	Coin & Professional	109704	12/10/2013	repair dryer @ station 1	287.95
92299	12/23/2013	Alliance Lumber	PREPY-LUMBER	12/23/2013	lumber for training prop	1,958.07
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	215.41
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	1,360.78
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	59.77
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	1,677.79
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	59.77
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	929.13
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	829.42
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	807.27
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	562.23
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	2,378.77
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	445.51
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	4,022.33
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	2,535.78
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	4,720.76
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	22,474.93
92300	12/24/2013	ARIZONA PUBLIC SERVICE	41986	12/4/2013	ELECTRIC	326.35
92301	12/24/2013	AZ MUNICIPAL RISK RETENTION-	8535	12/10/2013	Liability Insurance	7,998.25
92301	12/24/2013	AZ MUNICIPAL RISK RETENTION-	8536	12/10/2013	Liability Insurance	82,257.00
92302	12/24/2013	CENTURYLINK	0118/0238 1213	12/1/2013	118	678.59
92302	12/24/2013	CENTURYLINK	0118/0238 1213	12/1/2013	238	78.71
92303	12/24/2013	COOLIDGE ENGINE & PUMP, L.L.C.	5379	10/30/2013	Pull Mixer Pump, send to Keller Electrical for Quote to Repair	1,565.00
92303	12/24/2013	COOLIDGE ENGINE & PUMP, L.L.C.	5400	11/26/2013	Pull, Clean & re-install Effluent Pump 9/22/13	440.00
92304	12/24/2013	CURTIS NEAL	JRNBA	12/14/2013	referee for Jr NBA Basketball League	255.00
92305	12/24/2013	ERIC J. RHOADES	JRNBA REF	12/12/2013	Jr NBA Referee	165.00
92306	12/24/2013	FELIZ, ERNIE	JRNBA REF	11/20/2013	referee for Jr. NBA Basketball League	180.00
92307	12/24/2013	NEAL, DAVID	FLAG	12/5/2013	Referee for Flag Football	120.00
92307	12/24/2013	NEAL, DAVID	SR SOFTBALL	11/12/2013	Referee for Senior Softball	36.00
92308	12/24/2013	SPRINT	5.12313E+12	12/8/2013	monthly Phone Bill 12/9/13	880.00
92309	12/24/2013	SPRINT DATA SVCS	5.12313E+12	12/8/2013	data svcs recurring charges	82.02
92310	12/31/2013	A.C. Sanitation Service, LLC	28	12/10/2013	Landfill fees for 11/1/13 - 11/21/13 Inv# 28	7,377.36
92311	12/31/2013	AGAPE, INC	13008	9/30/2013	Replacement windows in High School House	397.90
92312	12/31/2013	ARIZONA CORRECTIONAL INDUSTRIE	377656	11/25/2013	Purchase of one steel box for G848GE Patrol	573.99
92313	12/31/2013	ARIZONA DEPARTMENT OF	B2019306	11/20/2013	A23-Annual fees for AZPDES + Interest Inv. #0000050864X	508.46
92314	12/31/2013	Arizona Sr. Center Association	MEEMBER REG	12/1/2013	Membership for AZ Senior Center Association	50.00
92315	12/31/2013	AZ LAW ENFORCEMENT RADAR	13-1259	12/12/2013	Radar gun repair	411.71

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92316	12/31/2013	BAKER & TAYLOR BOOKS	4010725272	12/11/2013	Non-Fiction	26.24
92316	12/31/2013	BAKER & TAYLOR BOOKS	4010725273	12/11/2013	Audio Books	35.74
92316	12/31/2013	BAKER & TAYLOR BOOKS	4010725274	12/11/2013	children's books	69.81
92316	12/31/2013	BAKER & TAYLOR BOOKS	4010725275	12/11/2013	Non-Fiction	486.35
92317	12/31/2013	BAXTER DESIGN GROUP LLC	389	11/30/2013	As-Built Survey and Design of Winery Connection	3,100.00
92318	12/31/2013	BMI	24346082	12/2/2013	semi annual music licensing for Town of Florence	327.00
92319	12/31/2013	Capital One Commercial	37728	12/19/2013	Work gloves	20.52
92320	12/31/2013	CASA GRANDE COURIER, INC.	818	12/8/2013	Courier Fees-W/WW November 2013	252.00
92320	12/31/2013	CASA GRANDE COURIER, INC.	818	12/8/2013	Courier Fees-W/WW November 2013	1,118.00
92320	12/31/2013	CASA GRANDE COURIER, INC.	818	12/8/2013	Courier Fees-W/WW November 2013	1,118.00
92321	12/31/2013	Casa Grande Rent A Can	6769	11/29/2013	jons for Junior Parada	162.75
92321	12/31/2013	Casa Grande Rent A Can	6770	12/6/2013	jons for Christmas on Main event	162.75
92322	12/31/2013	CEMEX	9427528004	12/4/2013	100.00 tons of ABC for Well #5 NTE \$1,750.00	1,039.20
92323	12/31/2013	Cintas Corporation	696660339	12/13/2013	Weekly fee for uniforms and mats for Utility Dept.	3.17
92323	12/31/2013	Cintas Corporation	696660339	12/13/2013	Weekly fee for uniforms and mats for Utility Dept.	21.30
92323	12/31/2013	Cintas Corporation	696660339	12/13/2013	Weekly fee for uniforms and mats for Utility Dept.	6.84
92323	12/31/2013	Cintas Corporation	696660339	12/13/2013	Weekly fee for uniforms and mats for Utility Dept.	6.84
92324	12/31/2013	CLARA NESS	1105-1217/13	12/10/2013	Sr. Softball Umpire	160.00
92325	12/31/2013	Copymaster	20977	11/20/2013	CANNON TONER & NEW DRUM UNIT	206.53
92325	12/31/2013	Copymaster	21006	11/26/2013	CANNON TONER & NEW DRUM UNIT	329.58
92326	12/31/2013	DANIEL PETERSON	1105-121713	11/5/2013	Sr. Softball Umpire	300.00
92327	12/31/2013	Day Auto Supply, Inc	601743	12/12/2013	Fuse holder and two ceramic fuses for ST-039 (crack sealer)	7.14
92327	12/31/2013	Day Auto Supply, Inc	601868	12/13/2013	Motor oil for WW-26	8.68
92327	12/31/2013	Day Auto Supply, Inc	601868	12/13/2013	Motor oil for WW-26	8.67
92327	12/31/2013	Day Auto Supply, Inc	9-Nov	12/13/2013	Motor oil for WW-26	8.67
92327	12/31/2013	Day Auto Supply, Inc	601868	12/13/2013	Oil and air filter for WW-26	7.27
92327	12/31/2013	Day Auto Supply, Inc	601868	12/13/2013	Oil and air filter for WW-26	7.28
92327	12/31/2013	Day Auto Supply, Inc	601868	12/13/2013	Oil and air filter for WW-26	7.28
92327	12/31/2013	Day Auto Supply, Inc	601879	12/13/2013	Gas cap for G031ET PD Patrol	9.77
92327	12/31/2013	Day Auto Supply, Inc	601879	12/13/2013	Motor oil for G031ET PD Patrol	30.36
92328	12/31/2013	DECATUR ELECTRONICS, INC.	7989A	12/9/2013	Solar Powered Speed Sign	2,524.20
92328	12/31/2013	DECATUR ELECTRONICS, INC.	7989A	12/9/2013	Solar Powered Speed Sign	1,787.69
92328	12/31/2013	DECATUR ELECTRONICS, INC.	8013A	12/9/2013	Radar Unit-portion of funds from GOHS	1,088.16
92328	12/31/2013	DECATUR ELECTRONICS, INC.	8013A	12/9/2013	Radar Unit-portion of funds PD Operations	765.84
92329	12/31/2013	DESERT BORING AND EXCAVATION	6976	12/7/2013	Emergency excavation @ Caliente on Chaparral-leak	312.50
92329	12/31/2013	DESERT BORING AND EXCAVATION	6976	12/7/2013	Emergency excavation @ Maricopa Blvd Leak	250.00
92329	12/31/2013	DESERT BORING AND EXCAVATION	6977	12/9/2013	Emergency excavation @ 159 Orlando service leak	187.50
92330	12/31/2013	DPC ENTERPRISES, L.P.	272000819-13	12/4/2013	ten 150 lb cylinders Water and NWWTP	436.80
92330	12/31/2013	DPC ENTERPRISES, L.P.	272000819-13	12/4/2013	ten 150 lb cylinders Water and NWWTP	436.80
92331	12/31/2013	Farnsworth Wholesale Company	S2258121001	11/25/2013	Parts for Hydrant Replacement CIP U-30	267.57
92331	12/31/2013	Farnsworth Wholesale Company	S2262054001	12/3/2013	Parts for Hydrant Replacement CIP U-30 NTE \$1525.	1,481.87
92331	12/31/2013	Farnsworth Wholesale Company	S2262262001	12/11/2013	Segue Blades for saw	287.04
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207403	12/11/2013	Parts for Rodeo Well: Coupling, Bushing	5.17
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207413	12/11/2013	NWWTP for emergency guard rails.	6.91
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207459	12/12/2013	Emergency Purchase: ABS Cement; Leak Digester @ NWWTP	6.08
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207499	12/16/2013	Keys for contractors/ Brunenkant Bldg.	11.46
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207500	12/16/2013	Rope for Well 1	43.46
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207528	12/17/2013	OFFICE KEYS FOR ADMIN	6.38
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207530	12/17/2013	Batteries for welding helmets	31.83

**Town of Florence
Warrant Register - December 2013**

Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207566	12/18/2013	Kilz paint for ceiling tiles in Town Hall	9.77
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207567	12/18/2013	Light switch for restroom at PW	0.97
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207581	12/18/2013	Light bulbs for McFarland Park	6.50
92332	12/31/2013	FLORENCE TRUE VALUE HARDWARE	207607	12/19/2013	10 gallons enamel for well sites	373.71
92333	12/31/2013	GCR TIRE CENTERS	827-34005	12/5/2013	Two tires for PD Patrol	280.08
92334	12/31/2013	GRAINGER, INC.	931468-4243	12/10/2013	Replacement: 1/4 HP Pump Utility SWWTP	505.61
92335	12/31/2013	Heinfeld Meech & Co., P.C.	193916853648	12/2/2013	Webinar - 1099 Requirements: Dorothy	100.00
92336	12/31/2013	HIGH GRADE RENTALS & SALES	6359111	12/16/2013	Emergency Purchase : B & C Qt Hazardous Orange, chain loop	39.12
92337	12/31/2013	inContact, Inc.	124468069	12/10/2013	Telephone	461.14
92338	12/31/2013	Jackson Lewis, LLP	62926	11/13/2013	review and analyze hunter decision	783.00
92339	12/31/2013	JONES AUTO CENTER	143016	12/13/2013	Hood struts for G009FM PD Patrol	52.79
92340	12/31/2013	MARTY'S TROPHIES & AWARDS	28445	12/16/2013	Trophies for Sr. Softball league	46.30
92341	12/31/2013	MESA MATERIALS	1910255	10/1/2013	200 tons of LVT chips/ Plant RD- NTE\$4900	4,900.00
92341	12/31/2013	MESA MATERIALS	1910255	10/1/2013	Additional amount owed on P.O. #33122	731.51
92342	12/31/2013	Michael Angel Berlanga	110713	12/4/2013	Karate Instructor	125.00
92343	12/31/2013	MIDWEST TAPE	91478966	12/11/2013	CD'S & Audiobooks	20.99
92343	12/31/2013	MIDWEST TAPE	91478968	12/11/2013	CD'S	41.98
92344	12/31/2013	Newegg Business, Inc.	1200245245	12/11/2013	COMPUTER MONITOR	129.99
92345	12/31/2013	OFFICE DEPOT INC	685354043-001	12/4/2013	2014 calendars	29.43
92345	12/31/2013	OFFICE DEPOT INC	685405488-001	12/4/2013	Office Supplies	55.54
92345	12/31/2013	OFFICE DEPOT INC	685859887-001	12/6/2013	Office Supplies	43.54
92345	12/31/2013	OFFICE DEPOT INC	685944369-001	12/6/2013	office supplies pocket folders	100.89
92345	12/31/2013	OFFICE DEPOT INC	687178814-001	11/19/2013	Office Supplies	110.19
92345	12/31/2013	OFFICE DEPOT INC	687178896-001	11/19/2013	Office Supplies	69.95
92345	12/31/2013	OFFICE DEPOT INC	688143074-001	12/10/2013	citizens survey labels and envelopes	393.81
92345	12/31/2013	OFFICE DEPOT INC	688353198-001	12/11/2013	office supplies pocket folders	81.64
92345	12/31/2013	OFFICE DEPOT INC	688353380-001	12/11/2013	office supplies pocket folders	42.37
92346	12/31/2013	PATRICK KLEMME	368448	12/17/2013	Uniform Reimbursement for Jeans	64.70
92346	12/31/2013	PATRICK KLEMME	368448	12/17/2013	Uniform Reimbursement for Jeans	64.69
92347	12/31/2013	PINAL CO SHERIFF'S OFFICE	41956	12/20/2013	November jail fees	5,730.24
92348	12/31/2013	Pro-Tec Environmental, Inc.	13111901	11/19/2013	Clean Post EQ Basin @SWWTP	1,982.50
92349	12/31/2013	RIGHT AWAY DISPOSAL	660856	12/1/2013	RAD SANIATION CONTRACT Residential	39,453.94
92350	12/31/2013	SMART & FINAL STORES CORP	SR 1218132	12/18/2013	Supplies	240.15
92351	12/31/2013	SURF & SKI ENTERPRISES	143784	12/16/2013	t-shirts for Men's Senior Softball league	178.29
92352	12/31/2013	Swan architects, Inc.	INV-1	12/10/2013	Brunenkant building stabilization/rehabilitation	14,566.03
92353	12/31/2013	TEMPORARY VENDOR	709222	12/20/2013	Garbage Deposit Refund	66.50
92354	12/31/2013	TEMPORARY VENDOR	707293	12/20/2013	Garbage Deposit Refund	34.00
92355	12/31/2013	THE WATER SHED	2907	10/21/2013	Water & Ice 10/21/13 Invoice 2907	13.16
92355	12/31/2013	THE WATER SHED	2907	10/21/2013	Water & Ice 10/21/13 Invoice 2907	6.58
92355	12/31/2013	THE WATER SHED	2907	10/21/2013	Water & Ice 10/21/13 Invoice 2907	6.58
92355	12/31/2013	THE WATER SHED	2907	10/21/2013	Water & Ice	26.33
92355	12/31/2013	THE WATER SHED	2961	10/28/2013	Water & Ice 10/28/13 Invoice # 2961	22.41
92355	12/31/2013	THE WATER SHED	2961	10/28/2013	Water & Ice 10/28/13 Invoice # 2961	11.21
92355	12/31/2013	THE WATER SHED	2961	10/28/2013	Water & Ice 10/28/13 Invoice # 2961	11.21
92355	12/31/2013	THE WATER SHED	2961	10/28/2013	Water & Ice PW Inv.#2961 (Half of invoice to be paid by Utilities Dept.)	44.84
92355	12/31/2013	THE WATER SHED	3083	11/13/2013	Annual Water & Ice	38.39
92355	12/31/2013	THE WATER SHED	3125	11/18/2013	Annual Water & Ice	13.16
92355	12/31/2013	THE WATER SHED	3168	11/25/2013	Annual Water & Ice	31.81
92355	12/31/2013	THE WATER SHED	3209	12/2/2013	Annual Water & Ice	13.16
92355	12/31/2013	THE WATER SHED	3220	12/11/2013	Restock Ice and Water	20.65
92355	12/31/2013	THE WATER SHED	3220	12/11/2013	Restock Ice and Water	10.33
92355	12/31/2013	THE WATER SHED	3220	12/11/2013	Restock Ice and Water	10.33
92355	12/31/2013	THE WATER SHED	3221	12/11/2013	Water & Ice	42.78
92355	12/31/2013	THE WATER SHED	3227	12/9/2013	Annual Water & Ice	60.88
92355	12/31/2013	THE WATER SHED	3238	12/16/2013	Water & Ice	26.32
92355	12/31/2013	THE WATER SHED	3242	12/16/2013	Drinking Water Open PO	13.16
92355	12/31/2013	THE WATER SHED	3244	12/16/2013	Annual Water & Ice	13.16
92355	12/31/2013	THE WATER SHED	3321	12/23/2013	Annual Water & Ice	19.75

**Town of Florence
Warrant Register - December 2013**

Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
92356	12/31/2013	USABlueBook - ACCT 703717	211846	11/27/2013	Kits for Chlorine testing drinking water.	106.16
92357	12/31/2013	WALMART COMMUNITY # 0005 7118	5601	12/20/2013	Batteries	95.21
92357	12/31/2013	WALMART COMMUNITY # 0005 7118	5869	12/17/2013	Supplies	356.27
92357	12/31/2013	WALMART COMMUNITY # 0005 7118	5869	12/17/2013	Supplies	43.96
92358	12/31/2013	WILLDAN	213928	12/9/2013	PLAN REVIEW AND INSPECTIONS	17,430.00
92359	12/31/2013	Wood, Patel & Associates, Inc.	77054	12/18/2013	TERRITORY SQUARE PHASE 2 - CLOMR/LOMR	1,265.00
92359	12/31/2013	Wood, Patel & Associates, Inc.	77055	12/18/2013	TERRITORY SQUARE PHASE 2 - CLOMR/LOMR	5,910.00
Total Warrants						1,145,877.64

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 8a.
MEETING DATE: February 18, 2014 DEPARTMENT: Administration STAFF PRESENTER: Lisa Garcia Deputy Town Manager/Town Clerk SUBJECT: Purchase Agreement for property located at 200 W. 20 th Street, currently owned by Pinal County Federal Credit Union.		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Approval of entering into a purchase agreement with Pinal County Federal Credit Union to purchase property located at 200 W. 20th Street, Florence, Arizona, in an amount not to exceed \$335,000 or \$72.54 per square foot of building.

BACKGROUND/DISCUSSION:

The Town of Florence is seeking to purchase the facility known as the Pinal County Federal Credit Union, located at 200 W. 20th Street, Florence, Arizona. Pinal County Federal Credit Union is in the process of renovating and moving facilities. The closing date on the purchase agreement shall occur on or after July 1, 2014, and or before August 2014. The sale price will be allocated in the 2014/2015 Fiscal Year.

The total gross building area is 4,618. The building is brick masonry with stucco exterior building. The building is configured to include 8 executive offices, 1 conference room, a open work area, break room, two restrooms, a filing and vault room with a teller and back teller area, with additional storage area. A drive thru window is found on the west side of the building. Asphalt surface parking lot provides 12 covered, 20 open and 2 ADA parking stalls together with a drive thru on the west side of the building. Additional funding will be required for the remodel for use of the Community Services and Information Technology use.

According to public records, original construction began in 1982. The chronological age is 31 years. The appraisal notes the remodeling and renovations and gives the building an effective age based on “observed condition” to be 25 years.

FINANCIAL IMPACT:

The full purchase price will be budgeted in the 2014/2015 fiscal year budget.

STAFF RECOMMENDATION:

Staff recommends the Council enter into a purchase agreement with Pinal County Federal Credit Union for the property located at 200 W. 20th Street, Florence, Arizona, in an amount not to exceed \$335,000.

ATTACHMENTS:

Purchase Agreement
Appraisal

PURCHASE AGREEMENT

DATE: January 21, 2014

BUYER: Town of Florence Arizona

Address: 775 N. Main Street
Florence, AZ 85132

Attention: Town Clerk

Telephone: (520) 868-7552

Facsimile: (520) 868-7654

SELLER: Pinal County Federal Credit Union

Address: 1000 E. Florence Blvd.
Casa Grande, AZ 85122

Attention: Alice Wilcox, President and Chief Executive Officer

Telephone: (520) 381-3111

Facsimile: (520) 381-2011

ESCROW AGENT: Title Security Agency of Arizona

Address: 421 E. Cottonwood Lane
Casa Grande, AZ 85122

Telephone: (520) 426-4600

Facsimile: (520) 426-4699

Email :

Escrow Officer: LaTisha Sopha

PROPERTY: The real property legally described in Exhibit A, located at 200 W. 20th Street, Florence, AZ 85132, commonly known as the Florence Branch of Pinal County Federal Credit Union. The Property includes the foregoing real property, together with (i) all improvements and fixtures located on such real property (if any), (ii) all rights, privileges and easements appurtenant to the real property, and (iii) all of Seller's interest in and to any tangible or intangible personal property located on such real property (if any), all of which are agreed to be and constitute a part of the "Property."

ARTICLE 1 AGREEMENT OF THE PARTIES

1.1 Agreement. In consideration of the mutual promises and covenants set forth in this Agreement, Seller agrees to sell and Buyer agrees to buy the Property on the terms and conditions set forth in this Agreement.

1.2 Effectiveness of Agreement; Opening Date. This Agreement shall be effective when both Buyer and Seller have executed this Agreement. Within fifteen (15) business days following the date of execution of this Agreement by both Buyer and Seller, Buyer will deliver a fully executed copy of this Agreement to Escrow Agent, together with the Earnest Money (as required by and defined in Section 2.2(a)) deposit. The "Opening Date" shall be the date on which Escrow Agent receives the fully executed copy of this Agreement and the Earnest Money deposit. Promptly upon receipt of those items, Escrow Agent shall notify Buyer and Seller in writing of the Opening Date.

ARTICLE 2 PURCHASE PRICE AND PAYMENT TERMS

2.1 Purchase Price. The total purchase price for the Property is three hundred and thirty five thousand and 00/100 dollars (\$335,000.00) (the "Purchase Price").

2.2 Payment. The Purchase Price shall be paid by Buyer as follows:

(a) Earnest Money. Within fifteen (15) business days following the date of execution of this Agreement by both Buyer and Seller, Buyer agrees to deposit in escrow the sum of ten thousand and 00/100 (\$10,000.00) as an earnest money deposit (the "Earnest Money").

(b) Cash Payment at Closing. On or before the Closing (as defined in Section 6.1), Buyer agrees to deposit in escrow the balance of the Purchase Price and its portion of the closing costs required under this Agreement.

(c) Manner of Payment. All payments that Buyer is required to make under this Section shall be made by cashier's check payable to Escrow Agent or by wire transfer of ready funds to the account of Escrow Agent.

2.3 Earnest Money Provisions.

(a) Deposit. Escrow Agent is instructed to deposit all Earnest Money deposits in a federally-insured money market or other similar account reasonably acceptable to Seller and Buyer, subject to immediate withdrawal, at a bank or savings and loan institution located in Pinal County, Arizona.

(b) Interest. Interest earned on the Earnest Money deposits shall be retained in the escrow until the Closing, at which time such interest shall be applied towards the Purchase Price as a credit to Buyer; *provided, however,* that if this Agreement is cancelled, the interest shall be paid to the party entitled to receive the Earnest Money.

(c) Disposition of Earnest Money.

(i) If the escrow closes, all Earnest Money deposits in escrow or previously released to Seller shall be applied towards the Purchase Price as a credit to Buyer.

(ii) If this Agreement is cancelled and pursuant to the terms of this Agreement Seller becomes entitled to receive and retain the Earnest Money, Escrow Agent shall immediately pay to Seller all Earnest Money deposits then in escrow. Seller shall also be entitled to retain any Earnest Money previously released to Seller from escrow.

(iii) If this Agreement is cancelled and pursuant to the terms of this Agreement Buyer becomes entitled to a return of the Earnest Money deposits, Escrow Agent shall immediately refund to Buyer all Earnest Money deposits then in escrow, and Seller shall immediately return to Buyer any Earnest Money previously released to Seller from escrow.

(d) Non-Refundable Nature of Earnest Money. After expiration of the Due Diligence Period, all Earnest Money deposits shall be non-refundable, except as otherwise expressly provided in this Agreement (including, without limitation, under Sections 5.1, 8.4, 8.5 and 10.2).

2.4 Disbursements. At Closing, all amounts paid by Buyer on account of the Purchase Price, less any closing costs payable by Seller, shall be disbursed to Seller.

ARTICLE 3 ESCROW

3.1 Establishment of Escrow; Escrow Instructions. An escrow for this transaction shall be established with Escrow Agent, and Escrow Agent is engaged to administer the escrow. This Agreement constitutes escrow instructions to Escrow Agent. Should Escrow Agent require the execution of its standard form printed escrow instructions, Buyer and Seller agree to execute the same; however, such instructions shall be construed as applying only to Escrow Agent's engagement, and if there are conflicts between the terms of this Agreement and the terms of the printed escrow instructions, the terms of this Agreement shall control.

3.2 Acceptance; Escrow Agent Not a Party. By accepting this escrow, Escrow Agent agrees be bound by the terms of this Agreement as they relate to the duties of Escrow Agent. However, such agreement does not constitute Escrow Agent as a party to this Agreement and no consent or approval from Escrow Agent shall be required to amend, extend, supplement, cancel or otherwise modify this Agreement except to the extent any such action increases the duties of Escrow Agent or exposes Escrow Agent to increased liability, in which case such action shall not be binding on Escrow Agent unless Escrow Agent has consented to the same in writing.

3.3 Cancellation Charges. If the escrow fails to close because of a Seller Default (as defined in Section 10.2(a)), Seller shall be liable for all customary escrow cancellation charges. If the escrow fails to close because of a Buyer Default (as defined in Section 10.1(a)) Buyer shall be liable for all customary escrow cancellation charges. If the escrow fails to close for any other reason, Seller and Buyer shall each be liable for one-half of all customary escrow cancellation charges.

3.4 IRS Reporting. Escrow Agent agrees to be the designated “reporting person” under § 6045(e) of the U.S. Internal Revenue Code of 1986 as amended (the “Code”) with respect to the real estate transaction described in this Agreement and to prepare, file and deliver such information, returns and statements as the U.S. Treasury Department may require by regulations or forms in connection with such requirements, including Form 1099-B.

ARTICLE 4 INFORMATION TO BE PROVIDED TO BUYER

4.1 Right to Enter and Inspect the Property. During the period from the date of execution of this Agreement by Buyer and Seller until the earlier of the Closing or cancellation of this Agreement, Seller grants Buyer the non-exclusive right and license for Buyer and Buyer’s representatives, agents, and contractors to enter upon the Property for the purposes of investigating and inspecting the Property and performing tests, studies and analyses with respect to the Property, including but not limited to a Phase I environmental analysis and any recommended Phase II environmental analysis. Buyer agrees to indemnify, defend, and hold harmless Seller and its Related Parties for, from, and against any and all Claims (as defined in Section 11.1(a)) arising out of Buyer’s exercise of the rights granted by this Section, including, without limitation, any Claims relating to mechanics’ or materialmen’s liens; provided, however, Buyer’s indemnity, defense and hold harmless obligations under this Section 4.4 shall not apply to the extent any Claims (i) are caused by Seller, and/or (ii) arise merely out of Buyer’s discovery of certain pre-existing conditions on, under or about the Property. Buyer agrees that all inspections, tests, studies, analysis, or other items desired by Buyer shall be at Buyer’s expense.

ARTICLE 5 CONDITIONS TO CLOSING

5.1 Conditions to Buyer’s Obligation to Close. Buyer’s obligations to close this transaction are subject to the satisfaction of the following conditions on and as of the Closing, unless an earlier date is specified:

(a) Title Review. Buyer is satisfied with the status of title to the Property as disclosed by any title report ordered by Buyer. In that regard:

(i) Buyer shall have twenty (20) days (the “Review Period”) following execution of this Agreement in which to review and to give Seller and Escrow Agent written notice of any title exception which is unacceptable to Buyer, in Buyer’s sole and absolute discretion (each such matter or exception, a “Disapproved Matter”). If, prior to Closing, Escrow Agent issues a supplemental or amended title report showing additional title exceptions, Buyer shall have a period of time (a “Supplemental Review Period”) equal to five (5) days from the date of receipt of the amended title report and a copy each document referred to in the amended title report in which to give notice of dissatisfaction as to any additional Disapproved Matters. If Buyer does not object to an exception to title as disclosed by the title report or an amended title report within the applicable

time period, such matter or exception shall be deemed to have been approved by Buyer.

(ii) If Buyer gives timely notice of any Disapproved Matter, then Buyer may, by giving notice to Seller and Escrow Agent within the Review Period or Supplemental Review Period, as applicable, either:

(A) Cancel this Agreement; or

(B) Provisionally accept title subject to Seller's removal of the Disapproved Matters prior to Closing, and request that Seller use commercially reasonable efforts, at Seller's expense, to remove the Disapproved Matters or obtain title insurance endorsements satisfactory to Buyer (in Buyer's sole and absolute discretion) against such Disapproved Matters before the Closing. If Seller cannot or will not remove such Disapproved Matters before the Closing, then, at Buyer's election, (1) all Earnest Money deposits will be returned to Buyer (whether or not previously released to Seller) and this Agreement will be cancelled, or (2) Buyer may waive such objections and the transaction will close as scheduled.

(iii) Notwithstanding anything in this Agreement to the contrary, and without Buyer's formal objection to the same, title to the Property shall be delivered to Buyer at the Closing free and clear of all monetary liens and encumbrances (other than the lien for current real property taxes not yet due and payable) (collectively, "Impermissible Monetary Liens"), and all such Impermissible Monetary Liens shall automatically constitute Disapproved Matters and shall be released from the Property by Seller at Seller's sole expense on or before the Closing.

(b) Buyer's Investigations. Buyer shall have a period of time to confirm that Buyer is satisfied with Buyer's investigations and inspections with respect to the Property and this transaction. In that regard, for a period ending at five o'clock p.m. (local Arizona time) on the date that is two (2) business days after the receipt by Buyer of a Phase I environmental assessment that both is in full satisfaction of all Federal regulations and requirements of "all due inquiry" and which does not recommend further Phase II environmental analysis (the "Due Diligence Period"), Buyer will have the absolute right to cancel this Agreement for any reason whatsoever, in Buyer's sole and absolute discretion, and all Earnest Money deposits shall be returned to Buyer. However, until Buyer cancels, Buyer will proceed in good faith with Buyer's preliminary investigatory steps with respect to this transaction. Unless Buyer gives written notice of cancellation prior to the expiration of the Due Diligence Period, then Buyer will be deemed to have elected not to cancel this Agreement under this provision.

(c) Escrow Agent Prepared to Close and Issue Title Policy. Escrow Agent is prepared to close the transactions contemplated by this Agreement and Title Insurer (as defined in Section 6.5) is unconditionally prepared and irrevocably committed to issue

the Title Policy (and any Buyer-requested endorsements thereto) in the form required by this Agreement and approved by Buyer.

(d) Truthfulness of Representations. Seller's representations and warranties set forth in this Agreement are true, complete and correct on and as of the Closing.

(e) Full Compliance. Seller has fully performed all of its obligations to be performed by Seller on or before Closing.

If any of the foregoing conditions is not fulfilled on or before the date by which such contingency is to have been satisfied and such condition has not otherwise been waived by Buyer in writing, Buyer may, by written notice to Seller given at any time on or prior to Closing, cancel this Agreement. Upon such cancellation, Buyer shall be entitled to a return of all Earnest Money deposits whether or not previously released to Seller. If Seller's failure constitutes a Seller Default, Buyer shall be entitled to pursue its remedies under Section 10.2(b).

5.2 Conditions to Seller's Obligation to Close. Seller's obligation to close this transaction is subject Buyer's full performance of the obligations to be performed by Buyer on or before Closing. If Buyer has not timely and fully performed on or before Closing, Seller may, by written notice to Buyer, cancel this Agreement. Upon such cancellation, Seller shall be entitled to receive and retain all Earnest Money deposits. If Buyer's failure constitutes a Buyer Default, Seller shall be entitled to pursue its remedies under Section 10.1(b).

ARTICLE 6 CLOSING

6.1 Time of Closing. The Closing of this transaction and escrow (referred to in this Agreement as the "Closing") shall occur on or after July 1, 2014, and on or before August 1, 2014, in the offices of Escrow Agent, except that if the date of Closing would otherwise occur prior to expiration of a Supplemental Review Period, the date of Closing shall automatically be extended to the day following expiration of the Supplemental Review Period.

6.2 Closing Statement. Prior to Closing, Escrow Agent will prepare a closing settlement statement, reflecting the various charges, prorations and credits as provided in this Agreement. Prior to Closing, Buyer and Seller shall have the right to review and approve the closing settlement statement to insure that it conforms to the terms of this Agreement. The settlement statement, as approved by Buyer and Seller, is referred to in this Agreement as the "Settlement Statement."

6.3 Seller's Closing Documents. On or before the Closing, Seller shall deposit into escrow the following documents (each in form and substance reasonably acceptable to Seller and Buyer) for delivery to Buyer at the Closing, each of which shall have been duly executed and, where appropriate, acknowledged:

(a) A special warranty deed (the "Deed") conveying the Property to Buyer, subject only to the Approved Title Exceptions;

(b) An affidavit of value if required by law;

(c) A certification to Buyer and Escrow Agent, signed and acknowledged by Seller under penalties of perjury, certifying that Seller is not a nonresident alien, foreign corporation, foreign partnership, foreign trust, foreign estate, or other foreign person within the meaning of Section 1445 and 7701 of the Code and the related Treasury Regulations;

(d) The Settlement Statement; and

(e) Such other documents and agreements as may be necessary or appropriate to transfer and convey all of the Property to Buyer and to otherwise consummate this transaction in accordance with the terms of this Agreement (as Buyer reasonably determines in its sole discretion), including, without limitation, any bill of sale, easement agreements, land division agreements, common drive maintenance agreements, assignment and assumption of service contracts, assignment of existing plans and specifications, etc.

6.4 Buyer's Closing Documents. On or before the Closing, Buyer shall deposit into escrow the following documents (each in form and substance reasonably acceptable to Seller and Buyer) for delivery to Seller at the Closing, each of which shall have been duly executed and, where appropriate, acknowledged:

(a) An affidavit of value if required by law;

(b) The Settlement Statement; and

(c) Such other documents or agreements as may be necessary or appropriate to consummate this transaction in accordance with the terms of this Agreement, including, without limitation, any documents or agreements pursuant to Section 6.3(e) that are required to be executed and delivered by Buyer.

6.5 Title Policy. Promptly following the Closing, Escrow Agent shall provide Buyer, at Buyer's expense, with an extended owner's policy of title insurance, with a survey exception if a Survey is not obtained by Buyer, issued by a mutually acceptable title company to Buyer and Seller that works with Escrow Agent (the "Title Insurer") in the full amount of the Purchase Price, effective as of the Closing, insuring Buyer that fee simple title to the Property is vested in Buyer, subject only to the usual printed exceptions and exclusions contained in such title insurance policies and to the Approved Title Exceptions. The premium for the title insurance policy shall be paid by Buyer at Closing.

6.6 Closing Costs and Prorations.

(a) Escrow Charges. Upon the Closing, Seller and Buyer each agree to pay one-half of the escrow charges.

(b) Recording Fees. Fees for recording the Deed will be paid by Seller. All other recording fees will be evenly split between Buyer and Seller.

(c) Sales Taxes. Seller will pay transaction privilege tax, sales tax, or use tax payable on account of the sale of any portion of the Property, if any.

(d) Prorations.

(i) Real estate taxes and assessments and any other assessments shall be prorated in escrow as of the Closing, based upon the latest available information. Improvement liens and other special assessments shall be paid in full by Seller.

(ii) Buyer shall transfer all utilities serving the Property (if any) to its name as of the Closing. Seller shall cause utility meters to be read as of the Closing.

(iii) The fire, hazard and other insurance policies (if any) relating to the Property shall be cancelled by Seller as of the Closing.

(iv) All prorations and/or adjustments called for in this Agreement will be made on the basis of a 30-day month and actual days elapsed unless otherwise specifically agreed in writing by Seller and Buyer. If information regarding the prorations set forth in this Section 6.6(d) becomes available after Closing (but in no event later than 90-calendar days after Closing) wherein prorations made as of Closing prove to be incorrect, then the parties shall promptly make such payments, one to the other, outside of escrow, as is necessary to adjust such prorations to the correct amounts.

(e) Miscellaneous Closing Costs. Any other closing costs not provided for above or elsewhere in this Agreement shall be paid by Buyer and Seller according to the usual and customary practice of Escrow Agent.

(f) Method of Payment. All closing costs and commissions payable by Seller shall be deducted from Seller's proceeds at the Closing. On or before the Closing, Buyer shall deposit with Escrow Agent cash in an amount sufficient to pay all closing costs payable by Buyer.

6.7 Payments and Disbursements to Be Handled through the Escrow. The various charges, credits and prorations contemplated by this Agreement will be handled by Escrow Agent through the escrow by appropriate charges and credits to Buyer and Seller and will be reflected in the Settlement Statement. All amounts payable pursuant to this Agreement will be paid to Escrow Agent for disposition through the escrow. Escrow Agent is authorized to make all disbursements to the parties and to third parties contemplated by this Agreement from funds deposited for those purposes, as necessary or appropriate to close this transaction and as set forth in the Settlement Statement.

ARTICLE 7
REPRESENTATIONS AND WARRANTIES

7.1 Nature of Seller's Representations. Each of the representations and warranties of Seller contained in Section 7.2 constitutes a material part of the consideration to Buyer and Buyer is relying on the correctness and completeness of these representations and warranties in entering into this transaction. Each of the representations and warranties is true and accurate as of the date of execution of this Agreement by Seller, will be true and accurate as of the Closing (except as otherwise disclosed to Buyer prior to Closing) and will survive the Closing, regardless of any investigation or inspection by Buyer.

7.2 Seller's Representations and Warranties. Seller makes the following representations and warranties to Buyer:

(a) Organizational Status. Seller is a federal credit union, duly organized, validly existing and in good standing under the laws of the State of Arizona, is qualified to do business in the State of Arizona, and has full power and authority to enter into and to perform its obligations under this Agreement. The persons executing this Agreement on behalf of Seller have full power and authority to do so and to perform every act and to execute and deliver every document and instrument necessary or appropriate to consummate the transactions contemplated by this Agreement.

(b) Entity Action. All entity action on the part of Seller and its constituents which is required for the execution, delivery and performance by Seller of this Agreement and each of the documents and agreements to be delivered by Seller at the Closing has been duly and effectively taken.

(c) Enforceable Nature of Agreement. This Agreement and each of the documents and agreements to be delivered by Seller at the Closing, constitute legal, valid and binding obligations of Seller, enforceable against Seller in accordance with their respective terms, except to the extent that enforceability may be limited by applicable bankruptcy, insolvency, fraudulent conveyance, moratorium, or similar laws affecting the enforcement of creditors' rights generally, and subject, as to enforceability, to general principles of equity, regardless of whether enforcement is sought in a court of law or equity.

(d) No Threatened Condemnation. Seller has not received written notice of, and to the best of Seller's knowledge, there are no pending or threatened condemnation proceedings affecting any portion of the Property.

(e) Title and Access. Fee simple title to the Property is vested in Seller. Permanent, legal and physical access is available to the Property from a dedicated public right-of-way.

(f) No Litigation. There is no pending action, suit or proceeding against or affecting Seller or all or a portion of the Property or relating to or arising out of the ownership, management or operation of all or a portion of the Property, nor has Seller

received any written notice threatening any such action, suit or proceeding against Seller or all or a portion of the Property.

(g) Violations; Consents; Defaults. Neither the execution of this Agreement nor the performance by Seller of its obligations under this Agreement will result in any breach or violation of (A) to the best of Seller's knowledge, the terms of any law, rule, ordinance, or regulation or of (B) any decree, judgment or order to which Seller or any constituent member of Seller is a party now in effect from any court or governmental body. Except as otherwise described in this Agreement, there are no consents, waivers, authorizations or approvals from any third party necessary to be obtained by Seller in order to carry out the transactions contemplated by this Agreement. The execution and delivery of this Agreement and performance by Seller of its obligations under this Agreement will not conflict with or result in a breach or default (or constitute an event which, with the giving of notice or the passage of time, or both, would constitute a default) under Seller's organizational documents or any indenture, mortgage, lease, agreement, or other instrument to which Seller is a party or by which Seller or any of its assets may be bound.

(h) Accuracy of Information. The information furnished by Seller to Buyer in accordance with the provisions of this Agreement (including, without limitation, the Due Diligence Materials) is true, complete and accurate.

7.3 Imputed Knowledge. For purposes of Section 7.2 and Section 7.4, the knowledge of each officer, director, shareholder, manager, member, partner, trustee, and beneficiary of a party will be imputed to that party. If any shareholder is an entity, then the knowledge of the officers, directors, shareholders, managers, members, partners, trustees, and beneficiaries of that entity and any successive upper tier entities will be imputed to that party.

7.4 Buyer's Representations and Warranties.

(a) Nature of Buyer's Representations. Each of the representations and warranties of Buyer contained in this Section 7.4 constitutes a material part of the consideration to Seller and Seller is relying on the correctness and completeness of these representations and warranties in entering into this transaction. Each of the representations and warranties is true and accurate as of the date of execution of this Agreement by Buyer, will be true and accurate as of the Closing (unless otherwise disclosed to Seller prior to Closing), and will survive the Closing.

(b) Representations and Warranties as to Buyer and the Transaction. Buyer represents and warrants to Seller as follows:

(i) Organizational Status. Buyer is a municipal corporation duly organized, validly existing and in good standing under the laws of the State of Arizona, and has full power and authority to enter into and to perform its obligations under this Agreement. The persons executing this Agreement on behalf of Buyer have full power and authority to do so and to perform every act

and to execute and deliver every document and instrument necessary or appropriate to consummate the transactions contemplated by this Agreement.

(ii) Entity Action. All entity action on the part of Buyer and its constituents which is required for the execution, delivery and performance by Buyer of this Agreement and each of the documents and agreements to be delivered by Buyer at the Closing has been duly and effectively taken.

(iii) Enforceable Nature of Agreement. This Agreement and each of the documents and agreements to be delivered by Buyer at the Closing, constitute legal, valid and binding obligations of Buyer, enforceable against Buyer in accordance with their respective terms, except to the extent that enforceability may be limited by applicable bankruptcy, insolvency, fraudulent conveyance, moratorium, or similar laws affecting the enforcement of creditors' rights generally, and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a court of law or equity).

(iv) Violations; Consents; Defaults. Neither the execution of this Agreement nor the performance by Buyer of its obligations under this Agreement will result in any breach or violation of (A) to the best of Buyer's knowledge, the terms of any law, rule, ordinance, or regulation or of (B) any decree, judgment or order to which Buyer or any constituent member of Buyer is a party now in effect from any court or governmental body. Except as otherwise described in this Agreement, there are no consents, waivers, authorizations or approvals from any third party necessary to be obtained by Buyer in order to carry out the transactions contemplated by this Agreement. The execution and delivery of this Agreement and performance by Buyer of its obligations under this Agreement will not conflict with or result in a breach or default (or constitute an event which, with the giving of notice or the passage of time, or both, would constitute a default) under Buyer's organizational documents or any indenture, mortgage, lease, agreement, or other instrument to which Buyer is a party or by which Buyer or any of its assets may be bound.

ARTICLE 8 ADDITIONAL COVENANTS

8.1 Possession. Possession of the Property shall be delivered to Buyer upon the Closing.

8.2 Pre-Closing Covenants. Beginning on the Opening Date and until the earlier of the Closing or the cancellation of this Agreement, Seller covenants and agrees as follows:

(a) Taxes and Assessments. Seller shall pay prior to delinquency all real estate taxes and assessments secured by a lien on the Property.

(b) Maintenance. Seller shall maintain the Property (or cause it to be maintained) in substantially the same condition as of the Opening Date and in full compliance with all applicable governmental laws, rules and regulations.

8.3 Actions Requiring Consent of Buyer. Notwithstanding any provision of this Agreement to the contrary, Seller shall not take any of the following actions prior to the earlier of the Closing or the termination of this Agreement without the prior written consent of Buyer, which consent may be given or withheld in Buyer's sole and absolute discretion:

(a) Liens and other Title Matters. Fail to make a payment or affirmatively take or affirmatively consent to any action which causes any new lien, obligation or encumbrance to be placed or imposed on the Property or any existing lien to be in default or affirmatively take or affirmatively consent to any other action affecting title to the Property that would result in an exception to title which is not already an Approved Title Exception, including, without limitation, the grant of any easement, license, permit, lease, agreement or any other legal or beneficial interest in or to the Property or amend, modify or extend the term of any matter affecting title to the Property;

(b) Third Party Rights. Grant access, license or use rights to the Property to any person other than Buyer and Buyer's agents and representatives;

(c) No Other Disposition. Agree or negotiate or grant an option to sell, convey, assign, transfer or otherwise dispose of any interest in the Property;

(d) Entitlements. Seek any change to the zoning classification applicable to the Property or any other governmental restrictions applicable to the Property; or

(e) Other Actions. Take any other action that would lessen the value of, or otherwise have a material impact on, the Property.

8.4 Condemnation. If, prior to Closing, all or any portion of the Property is taken by or under threat of condemnation or eminent domain (including by deed in lieu of condemnation) or Buyer receives notice from any governmental agency or other person with the power of eminent domain threatening the taking of all or any portion of the Property (any such event being referred to as a "Condemnation Event"), Buyer may, at its election, cancel this Agreement by giving written notice of cancellation to Seller and Escrow Agent within fifteen days of occurrence of the Condemnation Event. If Buyer so elects to cancel this Agreement, then all Earnest Money deposits (whether or not previously released to Seller) will be returned to Buyer, and this Agreement shall be cancelled. If, prior to Closing, there is a Condemnation Event and Buyer elects to close the escrow notwithstanding the taking, Buyer shall receive all awards or payments made to which Seller is entitled for such taking, and Buyer shall proceed to close the escrow and pay the total Purchase Price.

8.5 Risk of Loss. Except as provided in this Section, the risk of loss or damage to the Property and all liability to third persons until the Closing shall be borne by Seller. In case of loss or damage to the Property prior to the Closing, Seller will fully restore the Property prior to

the Closing. If, however, Seller does not restore the Property prior to the Closing, then Buyer, at Buyer's option, may either:

(a) Cancel this Agreement by giving written notice to Seller and Escrow Agent, in which case Buyer will be entitled to a return of all Earnest Money deposits (whether or not previously released to Seller); or

(b) Proceed with the Closing, and, at Buyer's option, either receive a mutually agreed abatement of the Purchase Price or be entitled to Seller's rights to insurance. If the parties cannot agree to an acceptable abatement to the Purchase Price, then Buyer will pay the full Purchase Price for the Property, less the deductible payable with respect to the loss and, at the Closing, all of the insurance proceeds payable to Seller with respect to the loss and all rights with respect to the loss under the insurance policy covering the loss will be assigned by Seller to Buyer and any moneys received by Seller at any time in connection with the loss will be paid to Buyer.

ARTICLE 9 BROKERAGE

Buyer and Seller each warrant that they have not worked with a broker or agent regarding this transaction. If any other person shall assert a claim to a finder's fee, brokerage commission or other compensation on account of alleged employment as a finder or broker or performance of services as a finder or broker in connection with this transaction, the party under whom the finder or broker is claiming shall indemnify, defend, and hold harmless the other party and such party's Related Parties for, from and against any and all Claims in connection with such claim or any action or proceeding brought on such claim.

ARTICLE 10 DEFAULTS AND REMEDIES

10.1 Defaults by Buyer.

(a) Buyer's Default. The occurrence of any of the following will constitute a default by Buyer under this Agreement (each a "Buyer Default"):

(i) If, by the time set for the Closing, Buyer has failed to pay the balance of the Purchase Price into escrow, to deposit into escrow the documents and other items to be deposited by Buyer in escrow by the time set for Closing, or, subject to the provisions of Section 10.1(a)(ii), to perform any other obligation of Buyer to be performed by the time set for Closing (all such obligations being referred to collectively as the "Buyer Closing Obligations"), and such failure continues for two (2) days after the scheduled Closing date (the parties agreeing that the Closing date will extend by such 2-day period); or

(ii) If Buyer fails to observe or perform any of the other covenants or agreements (other than the Buyer Closing Obligations) contained in this Agreement to be observed or performed by Buyer, or Buyer intentionally causes a

Seller's condition to Closing under Section 5.2 to fail, but any such failure, if of a type that can be cured or corrected by Buyer, will not be a default unless such failure continues for ten (10) days after written notice of breach is given by Seller to Buyer except that if such failure is of such a character as to require more than ten (10) days to correct, Buyer will not be in default if Buyer commences actions to correct such failure within the 10-day period and thereafter, using reasonable diligence, cures such failure. In such event, the time for Closing will automatically be extended to permit such cure within the time period above provided. If, however, such a failure is monetary, then the applicable cure period shall be only 5 days with no ability to extend such cure period beyond the 5 days, and in no event will the 5-day cure period be extended beyond the time set for Closing.

(b) Seller's Remedies.

(i) Upon the occurrence of a Buyer Default, Seller's sole and exclusive remedy therefor shall be to cancel this Agreement and the escrow, such cancellation to be effective immediately upon Seller giving written notice of cancellation to Buyer and Escrow Agent. Upon such cancellation, Seller shall be entitled to receive and retain all Earnest Money deposits as liquidated damages for such failure and not as a penalty, the parties agreeing and stipulating that the exact amount of damages would be extremely difficult to ascertain and that the Earnest Money deposits constitute a reasonable and fair approximation of such damages.

(ii) Seller irrevocably waives any right to damages or any other remedies or form of relief, including, without limitation, consequential and/or punitive damages.

10.2 Default by Seller.

(a) Seller's Default. The occurrence of any of the following will constitute a default by Seller under this Agreement (each a "Seller Default"):

(i) If, by the time set for the Closing, Seller has failed to deposit into escrow the documents and other items to be deposited by Seller in escrow by the time set for Closing, or to perform any other obligation of Seller to be performed by the time set for Closing (all such obligations being referred to collectively as the "Seller Closing Obligations"), and such failure continues for two (2) days after the scheduled Closing date (the parties agreeing that the Closing date will extend by such 2-day period); or

(ii) If Seller fails to observe or perform any of the other covenants or agreements contained in this Agreement to be observed or performed by Seller, or Seller intentionally causes a Buyer's condition to Closing under Section 5.1 to fail, but any such failure, if of a type that can be cured or corrected by Seller, will not be a default unless such failure continues for ten (10) days after written notice of breach is given by Buyer to Seller except that if such failure is of such a

character as to require more than ten (10) days to correct, Seller will not be in default if Seller commences actions to correct such failure within the 10-day period and thereafter, using reasonable diligence, cures such failure. In such event, the time for Closing will automatically be extended to permit such cure within the time period above provided.

(b) Buyer's Remedies.

(i) Upon the occurrence of a Seller Default, Buyer may, by written notice to Seller and Escrow Agent, elect to exercise either the Termination Right or the Specific Enforcement Right as described below, but not both.

(A) Buyer may terminate this Agreement (the "Termination Right"), effective as of the date Buyer gives the notice to Seller and Escrow Agent electing to exercise the Termination Right. If Buyer exercises the Termination Right, all Earnest Money deposits will be returned to Buyer with all accrued interest generated during the Escrow.

(B) Buyer may elect to pursue specific performance of this Agreement (the "Specific Performance Right").

ARTICLE 11
GENERAL PROVISIONS

11.1 Certain Definitions. As used in this Agreement, certain capitalized terms are defined as follows:

(a) "Claims" means any and all obligations, debts, covenants, conditions, representations, costs, and liabilities and any and all demands, causes of action, and claims, of every type, kind, nature or character, direct or indirect, known or unknown, absolute or contingent, determined or speculative, at law, in equity or otherwise, including attorneys' fees and litigation and court costs.

(b) "Related Parties" means, with respect to any person or entity, the officers, directors, shareholders, partners, members, employees, agents, attorneys, successors, personal representatives, heirs, executors, or assigns of any such person or entity.

11.2 Assignment. At any time prior to the Closing, Buyer may assign its rights under this Agreement to a related entity to Buyer or an entity created by Buyer or an entity to facilitate a 1031 Exchange for Buyer. Upon execution by the assignee of a document whereby the assignee assumes the obligations of Buyer and agrees to perform such obligations, Seller hereby agrees that the assignor shall be released from all obligation and liability as Buyer under this Agreement and that Seller will accept performance of all of Buyer's obligations by the assignee.

11.3 Cooperation. Seller shall reasonably cooperate, at no cost to Seller, with Buyer in obtaining any necessary governmental approvals necessary to Buyer pursuant to this Agreement.

11.4 Binding Effect. The provisions of this Agreement are binding upon and shall inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns.

11.5 Attorneys' Fees; Interest Rate. If either party to this Agreement initiates or defends any legal action or proceeding with the other party in any way connected with this Agreement, the prevailing party in any such legal action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to recover from the losing party in any such legal action or proceeding its reasonable costs and expenses of suit, including reasonable attorneys' fees and expert witness fees. All such costs and attorneys' fees shall be deemed to have accrued on commencement of any such legal action or proceeding and shall be enforceable whether or not such legal action or proceeding is prosecuted to judgment.

11.6 Waivers. No waiver of any of the provisions of this Agreement shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver be a continuing waiver. Except as expressly provided in this Agreement, no waiver shall be binding unless executed in writing by the party making the waiver. Either party may waive any provision of this Agreement intended for its benefit; *provided, however*, such waiver shall in no way excuse the other party from the performance of any of its other obligations under this Agreement.

11.7 Notices. All notices shall be in writing and shall be made by hand delivery, facsimile, express delivery service, freight prepaid, or by certified mail, postage prepaid, return receipt requested. Notices will be delivered or addressed to Seller and Buyer at the addresses or facsimile numbers set forth on the first page of this Agreement or at such other address or number as a party may designate to the other party in writing. Any such notice shall be deemed to be given and received and shall be effective (a) on the date on which the notice is delivered, if notice is given by hand delivery; (b) on the date of actual receipt, if the notice is sent by express delivery service; (c) on the date on which it is received or rejected as reflected by a receipt if given by United States mail, addressed and sent as aforesaid; and (d) when transmitted properly, in the case of facsimile transmission, with a facsimile being deemed to have been properly transmitted as of the date of successful transmission of the entire notice, as confirmed by return transmission; *provided, however*, that if successful transmission is completed after 5:00 p.m., local Arizona time for the recipient on such day, then the facsimile transmission will be deemed to have been given and received and become effective on the next succeeding day.

11.8 Further Documentation. Each party agrees in good faith to execute such further or additional documents as may be necessary or appropriate to fully carry out the intent and purpose of this Agreement.

11.9 Survival. The following obligations of the parties will survive the Closing or cancellation of this Agreement, whether contained in this Agreement or in any agreement, instrument, or other document given by a party in connection with the transactions contemplated by this Agreement:

(a) Post-Closing Covenants. Any and all obligations of the parties that are to be performed following the Closing;

(b) Indemnification Obligations. All indemnity obligations of the parties for a period of one (1) year after the Closing;

(c) Warranties. Any and all warranties or representations of the parties for a period of one (1) year after the Closing; and

(d) Other Obligations. Any other obligation with respect to which it is expressly provided that it will survive the Closing or cancellation of this Agreement.

11.10 Counterparts. This Agreement may be executed in counterparts (and by different parties to this Agreement in different counterparts), each of which shall constitute an original, but all of which when taken together shall constitute a single contract. Delivery of an executed counterpart of a signature page of this Agreement by telecopy to the other party shall be effective as delivery of a manually executed counterpart of this Agreement.

11.11 Construction. Unless the context of this Agreement clearly requires otherwise or unless otherwise expressly stated in this Agreement, this Agreement shall be construed in accordance with the following:

(a) Use of Certain Words. References to the plural include the singular and to the singular include the plural and references to any gender include any other gender. The part includes the whole; the terms “include” and “including” are not limiting; and the term “or” has, except where otherwise indicated, the inclusive meaning represented by the phrase “and/or.” The words “hereof,” “herein,” “hereby,” “hereunder,” and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision of this Agreement.

(b) References. References in this Agreement to “Articles,” “Sections,” or Exhibits are to the Articles and Sections of this Agreement and the Exhibits to this Agreement. Any reference to this Agreement includes any and all amendments, extensions, modifications, renewals, or supplements to this Agreement. The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of any provision of this Agreement.

(c) Construing this Agreement. Each of the parties to this Agreement acknowledges that such party has had the benefit of independent counsel with regard to this Agreement or have waived such opportunity. Accordingly, all parties agree that the provisions of this Agreement shall not be construed or interpreted for or against any party to this Agreement based upon authorship or any other factor but shall be construed and interpreted according to the ordinary meaning of the words used so as to fairly accomplish the purposes and intentions of all parties to this Agreement.

(d) Partial Invalidity. If any portion of this Agreement is determined to be unconstitutional, unenforceable or invalid, such portion of this Agreement shall be stricken from and construed for all purposes not to constitute a part of this Agreement, and the remaining portion of this Agreement shall remain in full force and effect and shall, for all purposes, constitute the entire Agreement.

(e) Governing Law. This Agreement shall be construed according to the laws of the State of Arizona, without giving effect to its conflict of laws principles.

(f) Time of Essence; Time Periods. Time is of the essence of this Agreement. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at five o'clock p.m. (local Arizona time) on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, or any other day that Escrow Agent is closed for business, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday or day on which Escrow Agent is closed for business.

(g) Entire Agreement. This Agreement (and the Exhibits attached to this Agreement, which are by this reference incorporated herein and made a part of this Agreement) constitutes the entire agreement between the parties pertaining to the subject matter contained in this Agreement. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are superseded by and merged in this Agreement. No supplement, modification or amendment of this Agreement shall be binding unless in writing and executed by Buyer and Seller.

[Signatures on Following Page]

EXECUTED as of the date written on the first page of this Agreement.

BUYER:

By: _____

Its: _____

By: _____

Approved as to form.

Florence Town Attorney

SELLER:

Pinal County Federal Credit Union,

By: Alice Wilcox

Its: President and Chief Executive Officer

EXHIBIT A

LEGAL DESCRIPTION

Tract "A", ROCK ADDITION, according to the plat of record in the office of the Recorder of Pinal County, Arizona, in Book 10 of Maps, page 30.

A SUMMARY APPRAISAL REPORT OF A FREE STANDING OFFICE BUILDING



LOCATION OF PROPERTY

S Central Ave 20th Street
Florence, Arizona 85132

PREPARED FOR

Alice Wilcox, President, CEO
Pinal County Federal Credit Union
1000 E Florence Blvd., Casa Grande
Arizona 85132

DATE OF VALUE

November 22, 2013

DATE OF REPORT

November 25, 2013

PREPARED BY

Howard C. Johnson, MSA
Johnson Appraisal Group, PLLC
P.O. Box 24184
Chandler, Arizona 85248

Johnson Appraisal Group, PLLC

Appraisers and Consultants

211 N Florence Street Casa Grande, AZ 85132

Tel 520-836-6201 Fax 480-782-8409

PO Box 24184, Chandler, AZ 85248

Tel 480-782-9291

e-mail: rockyappr@aol.com or Chuck@JohnsonAppraisal.co

Howard C. Johnson, MSA, JD

November 25, 2013

Alice Wilcox, President, CEO
Pinal County Federal C U
1000 E Florence Blvd.,
Casa Grande, Arizona 85132

Re: A summary appraisal report of a free standing office building located at S Central Aveest 20th Street, Florence, Arizona 85132. Maricopa Parcel number, 202-07-0580

Dear Ms. Wilcox:

In accordance with your request and authorization, I have prepared a summary appraisal report of the property referenced above. This report is the result of an appraisal assignment accepted by Johnson Appraisal Group, PLLC to estimate the market value of the leased fee interest in subject property as a result of marketing the property, as though devoid of all contamination of any form.

I am pleased to present the report transmitted by this letter, containing pertinent data related to the valuation of the subject property. The scope of this report includes the accumulation and analysis of sufficient market data in order to employ meaningful and appropriate valuation methodology in the appraisal of the subject property. The opinion of market value as defined and expressed herein are subject to the Underlying Assumptions and Limiting Conditions set forth in this report, as well as the appraiser's certification.

The appraisal report has been written in accordance with the guidelines and standards of the Code of Ethics of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation for an appraisal. The conclusion of the subject's fee simple market value is:

\$335,000

THREE HUNDRED THIRTY FIVE THOUSAND DOLLARS

(\$72.54 per SF of building)

This valuation is based upon the attached report and all of the assumptions and limiting conditions contained therein, including the understanding that we have no control over the use to which the report may be put by a subsequent reader of this report. Disclosure of the contents of this appraisal report is governed by the By-laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without prior written consent and approval of the undersigned. I refer the reader to the Underlying Assumptions and Limiting Conditions. I am not qualified to determine the presence of hazardous substances as they affect the site. This would include, but not be limited to toxic chemicals, asbestos, radon gas, methane, termites, and mold. Unless otherwise stated, the site is assumed to be unaffected by these substances.

The undersigned does hereby certify, except as otherwise noted in this appraisal report, that:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the assumptions and contingent conditions contained herein and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent upon any action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with, the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics of Standards of Professional Practice of the Appraisal Institute.
- As per USPAP disclosure requirement, the appraiser states that he or his firm have had no interest in the subject property or borrowers, nor has the appraiser provided any service in connection with the subject property during the past 36 months.

- My employment is not conditioned upon the appraisal producing a specific value or a value within a given range. Future employment prospects are not based upon whether a loan application is approved. No pressure has been placed upon me to estimate a specific value.
- As of the date of this report, Howard C. Johnson has completed the requirements under the continuing education program of the State of Arizona.
- The appraiser states that he has the knowledge and experience necessary to complete the assignment competently.

The opportunity to assist you has been appreciated.

Respectfully submitted,



Howard C. Johnson, MSA
Arizona Certified General Real Estate Appraiser No. 31524



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Addendum

- Subject Photos
- Taxes and Assessor Information
- Engagement Letter
- Appraisers' Qualifications

SUMMARY OF SALIENT FACTS

The subject is located on the NEC of Central Ave and W 20th Street Town of Florence Pinal County Arizona.

Address: S Central Ave 20th Street, Florence, Arizona 85132

Tax Parcel Number: 202-07-0580

Current Owner of Record: PINAL COUNTY FEDERAL CREDIT UNION

Site Area: 202-07-0580 ~24,393 square feet or .56 acres / 24,393 SF

Zoning: NO Neighborhood Office

Number of Buildings: One ~ (1) free standing

Building Size:
1 building

The subject property is located on the NEC of W 20th Street and S Central Ave within the Town of Florence in Pinal County. The subject is a brick masonry with stucco exterior building currently being used a credit union branch. The building is configured to include 8 executive offices, 1 conference room, a open work area, break room, two restrooms each with two plumbing fixtures a filing and vault room with a teller and back teller area, with additional storage area. A drive thru window is found on the west side of the building. Total **Gross Building Area=4,618** (please see sketch included). Asphalt surface parking lot provides 12 covered, 20 open and 2 ADA parking stalls together with a drive thru on the west side of the building.

Current Use: Single owner user ~ Credit Union Branch stand alone

Highest and Best Use: the current as is use retail and office

User/Use: Dixie Dill with Pinal County Federal Credit Union/ to assist understanding the current "as is" market value regarding the subject property.

Interest Appraised: Fee Simple Interest / Leased Fee

Chronological age: According public records original construction was began in 1982 at which time the improvements were built. The chronological age is 31 years, Given the remodeling and renovations, I have concluded an effective age based on "observed condition" to be overall of say, 25 yrs.

Flood Hazard Information: The property is located in an X Zone which does not require flood insurance. Map: 04021C0870E, December 04, 2007

Legal Description: See attached maps and exhibits

Effective Date of Value: November 21, 2013

Estimated Market Value: **\$335,000 or \$72.54/SF of building area "As Is" Condition**

Property Taxes: 2013- \$6,462.52. amount due :\$3,231.26

Assessor's Valuation: 2013-Full Cash Value ~**\$223,570.00**
Assessor

Tax Summary

Current Owner Name & Mailing Address

PINAL COUNTY FEDERAL CREDIT UNION
 1000 E FLORENCE BLVD
 CASA GRANDE, AZ 85122

Legal Description

MROCK ADD FLO TR A

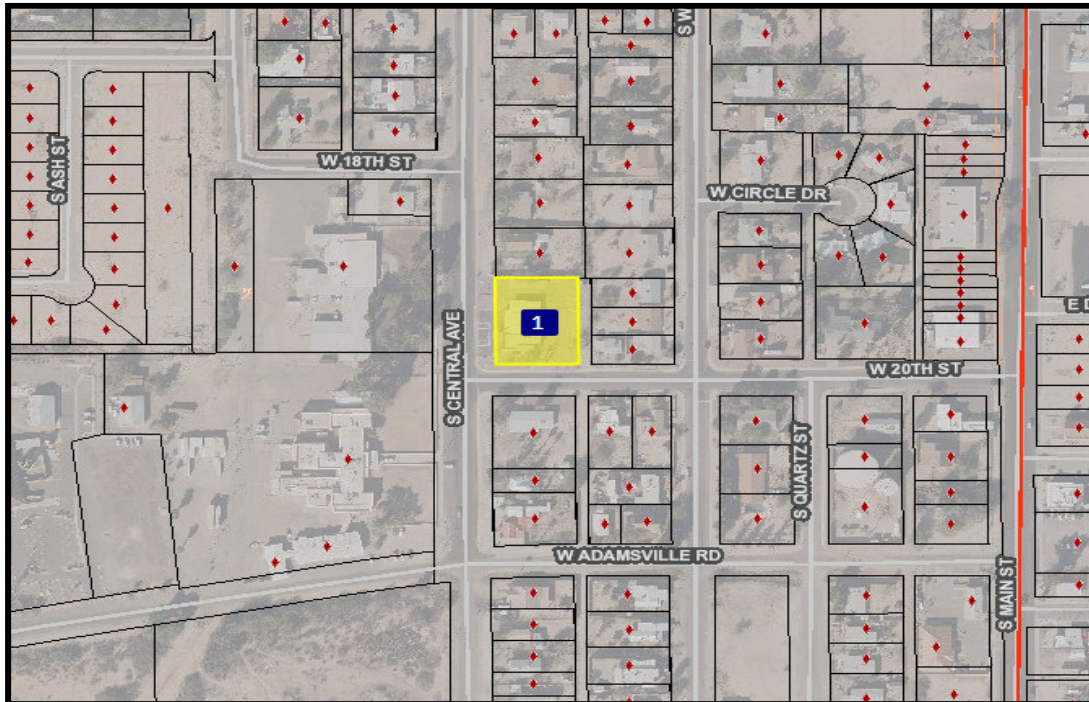
Interest Date: 

[Make a Payment](#)

Parcel #	Tax Year	Status	Billed	Int/Fees	Tax Paid	Due
202-07-05808	2013	TAX	\$6,462.52	\$0.00	\$3,231.26	\$3,231.26
202-07-05808	2012	TAX	\$5,958.14	\$0.00	\$5,958.14	\$0.00
202-07-05808	2011	TAX	\$6,188.04	\$0.00	\$6,188.04	\$0.00
202-07-05808	2010	TAX	\$5,701.78	\$0.00	\$5,701.78	\$0.00
202-07-05808	2009	TAX	\$5,013.82	\$0.00	\$5,013.82	\$0.00
202-07-05808	2008	TAX	\$4,997.66	\$0.00	\$4,997.66	\$0.00
202-07-05808	2007	TAX	\$7,998.42	\$0.00	\$7,998.42	\$0.00
202-07-05808	2006	TAX	\$8,207.06	\$0.00	\$8,207.06	\$0.00
202-07-05808	2005	TAX	\$7,675.64	\$0.00	\$7,675.64	\$0.00
202-07-05808	2004	TAX	\$6,715.40	\$0.00	\$6,715.40	\$0.00
					Total Due:	\$3,231.26

Parcel 202-07-0580

Assessor Valuation:



Legal Description

Parcel Number 202-07-0580 shows the following information for Tax Year: 2014 Tax Year Chart									
Parcel Number: 202-07-0580 (Taxing Information)				Primary Owner: PINAL COUNTY FEDERAL CREDIT UNION					
Section: 02		Township: 05S		Range: 09E		Name 2:			
Atlas Number: 062-02			Map: View Parcel Map			In C/O:			
Property Description: (What is this?)									
MROCK ADD FLO TR A									
Tax Bill Mailing Address									
Address:				1000 E FLORENCE BLVD					
City:				CASA GRANDE					
State:				AZ					
Zip Code:				85122					
Date of Sale:					Property Address (Location):				
Sale Amount: Not Given					200 W 20TH ST FLORENCE AZ 85132				
Document(s):					VIEW MAP				
Property Address refers to a geographical location: it may not match the mailing address city or zip code									
Subdivision: MROCK ADDITION									
Unit:		Block:		Lot:		Phase:			
Cabinet: 0010		Slide: 0030							
Imp: 1.00		Item: Office Building							
Const ear: 1982		Grnd Flr Perim: 288							
Stories:		Total Sq. Ft.: 4600							
Parcel Size:				0.56					
Size Indicator:				Acres					
Tax Area Code:				0115 (Rates current as of 2013)					
Use Code:				1630					

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
2. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.
9. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

10. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there are no encroachments or trespass unless otherwise stated in this report.
12. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment.

The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraisers' value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report.

13. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities act. Indications are that ADA requirements have been met to handicap parking, ramps and building access.
14. Electronically delivered reports may not be received in their entirety, may have been scrambled during transmission, or may have one or more data changed by some unknown third party. The appraisers are not responsible for such errors and cannot guarantee a report delivered electronically is a true or accurate representation of the appraisal report.
15. The appraiser has not performed a professional service in connection with this property within the previous 36 months.

SCOPE OF WORK

The scope of the appraisal required investigating sufficient data relative to the subject property to derive an opinion of value. The depth of the analysis was intended to be appropriate in relation to the significance of the appraisal problem. This is a summary appraisal that is presented in a narrative format.

The subject property is located at S Central Ave 20th Street, Florence, Arizona 85132 and is currently owned by PINAL COUNTY FEDERAL CREDIT UNION. The intended use of this appraisal is to estimate the market value; of the commercial property to assist in loan decision and related underwriting on the part of Pinal County Federal Credit Union. This appraisal is to be performed in such a manner that the results of the analysis, opinion, or conclusion would be that of a disinterested third party. This appraisal is addressed to Dixie Dill of Pinal County Federal Credit Union who is considered the client.

A personal on-site inspection of the property was conducted on November 21, 2013. An inspection was also made of the surrounding neighborhood. A search of public records has been completed to ascertain the current and historical assessment and ownership data regarding the property. Municipal records and officials were contacted regarding current assessments, taxes, zoning, etc. The subject property's current physical and legal condition, its background and history were researched with all due diligence expected of a professional real estate appraiser in the course of performing appraisal services. The appraiser has attempted to analyze the subject property as seen through the eyes of the hypothetical *most probable* buyer.

The local market was examined to determine existing and proposed inventory, demand, and marketability of properties within the subject's classification. In addition, recent sales and rent comparables of office buildings have been researched, confirmed, and analyzed. In addition to municipal officials, persons relied upon for information pertaining to the subject property and the local market in general included local brokers that specialize in the brokerage of commercial buildings and the leasing of improved buildings.

Marketing Period & Exposure Time

According to local brokers that specialize in commercial properties, there is a low demand for office properties in the subject neighborhood and marketing times are moderate to high at this time unless it is very competitively priced. Based on comments from these brokers, **the exposure time (the length of time the subject property would have been exposed for sale in the market and sold at the value conclusion as of the date of this valuation) for the subject would have been 4 to 18 months. The marketing time is also estimated at slightly less than one year.**

Property Ownership and Recent History

The subject property is currently owned by; Pinal County Federal Credit Union, who acquired the property prior to the past 3 years, and has continuously used the subject property for their own use, as a credit union branch. No other sales, listing or lease information was available or noted.

The subject property is a free standing single user retail office building. No leases are known to currently exist and none were provided to the appraiser. The sales and cost approach will be weighted within the final opinion of value. The building is currently not listed for sale.

Property Description

The primary source of information regarding the description of the subject property was provided by the client and included a physical inspection of the property by the appraiser on November 22, 2013. Zoning information and the availability of utility infrastructure was provided by the City of Florence. Other sources of information utilized in this appraisal include the Maricopa County offices of the Recorder, Treasurer, and Assessor, First American Real Estate Solutions, and the Federal Emergency Management Agency.

Market Data Information

The market sales data used in this appraisal was collected from real estate agents and brokers who are knowledgeable of the subject marketplace, local and regional publications, Co-Star, MLS, and Real Qwest data services. The appraiser researched comparable sales occurring within the subject market area, and found sufficient data to estimate a reliable value of the subject property under appraisement. The market search for similar properties was specifically concentrated in the five mile radius surrounding the subject property, due to the lack of sufficient market data the search was extended to a general market area of a 24 mile radius from the subject, appropriate adjustments for location were applied. The analysis of the market incorporated both historic and current data.

After all the data is gathered, an analysis of the market and subject property is undertaken. This is done to gain an understanding of the market and subject property so that intelligent conclusions as to the value of the subject property can be formulated. One of the primary objectives of this analytical process is to assist the appraiser in estimating the highest and best use of the subject property, as vacant.

The scope of this report includes the accumulation and analysis of pertinent and sufficient market data in order to employ meaningful and appropriate valuation methodology in the appraisal of the fee simple interest in the property that is the

subject of this report. This appraisal report is written in accordance with the guidelines and standards of the Uniform Standards of Professional Appraisal Practice, and the Code of Ethics of the Appraisal Institute.

Environmental Factors

The appraiser has completed an inspection of the property and is not aware of any potential hazardous environmental conditions that can exist. The appraiser is not a qualified environmental scientist or engineer and is not qualified to render environmental opinions.

This appraisal assumes that the property is free from environmental contaminants, unless otherwise noted. Although there is no reason to suspect contamination, the reader of this report is cautioned that the presence of contamination can have a dramatic impact upon the value of a property. The appraiser reserves the right to amend this report if it is later determined that the property is impacted by contamination that cannot be totally removed.

DESCRIPTION

The first step in the appraisal process is the definition of the appraisal problem, which includes the identification of the real estate to be appraised. There are several ways to identify a property, including by reference (if the property is named), by address and by the identity of a physical entity in a legal description. The subject property is located on the NEC of S Central Ave and W 20th Street in the incorporated area of the Town of Florence. It may be commonly identified by its address, S Central Ave 20th Street, Florence, Arizona 85132 or by its APN number(s) 202-07-0580.

Ownership and Occupancy

Client Contact – The appraiser was contacted by Dixie Dill with Pinal County Federal Credit Union, who initiated this appraisal request.

Occupancy – When analyzing the bundle of rights inherent to the subject property, tenancies of the property must be examined. Tenancy is created when real estate ownership is divided into property interests. This can result from co-ownership of real estate, or when the right to use and occupy a property is conveyed through a lease. It is assumed that PINAL COUNTY FEDERAL CREDIT UNION currently has fee simple position in the bundle of rights inherent to the subject property and this position will be maintained.

Property Rights Appraised

In the appraisal of real property, there are many concepts that must be understood and applied. One of these concepts relates to the rights inherent in the ownership of real property, which can be expressed as follows:

The valuation of real property includes both the physical real estate and the rights that one or more individuals or legal entities may hold or contemplate holding in the ownership or use of the land and improvements. (The appraisal of Real Estate, 24th Ed. Chicago: Appraisal Institute, 2024-13) p. 83)

The fee simple title is regarded as an estimate without limitations or restrictions. Anything less than the complete estate, are a result of partial interests that are created by selling, leasing, or otherwise limiting the “bundle of rights” in the fee simple estate. An appraisal assignment may require the appraisal of fee simple title or a partial interest such as a leasehold estate or an easement. The three most common types of property rights involved in the appraisal process are defined below, as found in The Dictionary of Real Estate Appraisal of the Appraisal Institute.

Fee Simple Estate – Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Leased Fee Estate – An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contact terms contained within the lease.

Leasehold Estate – The interest held by the lessee (the tenant or renter) through a lease conveying the rights of use and occupancy for a stated term under certain conditions.

Definition and Date of Value

The decision of what value is being estimated is determined, at least in part, by the function of the appraisal and affects the scope of the appraisal. Different types of value that may be considered include market value, value in use, going-concern value, investment value, assessed value and insurable value. In light of the purpose of this appraisal (marketing for sale), *market value* will be estimated in this appraisal and is defined as follows:

Market Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration of the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*Source: This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of the Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, 2010.

Exposure Time: The definition of exposure time used in this report is in accordance with the Appraisal Standards Board of the Appraisal Foundation. Exposure time, as defined by the Appraisal Board, is as follows: *The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal* (Uniform Standards of Professional Appraisal Practice, The Appraisal Foundation, 2024-13, p. 90).

According to local brokers that specialize in commercial properties, there is an average to low demand for office properties in the subject neighborhood however it is picking up and marketing times are moderate at this time for competitively priced properties. Based on comments from these brokers, the exposure time (the length of time the subject property would have been exposed for sale in the market and sold at the value conclusion as of the date of this valuation) for the subject would have been 4 to 18 months. The marketing time is also estimated at approximately one year.

Date of Valuation: November 21, 2013 (date of inspection)

Intended User/Use

The intended user of this report is Dixie Dill with Pinal County Federal Credit Union, to assist in understanding the as is current market value of the subject to assist the client, Pinal County Federal Credit Union to know the current as is market value, which is the intended use.

Owner Contact

Dixie Dill – 520-3128

Analysis of Leased fee vs. Fee Simple Interest Conclusion:

The scope of work for this assignment called for the development of a reliable opinion of “market value”. The subject improvements are considered to be “Class C Office ~ retail free standing building.

In order to provide client with a reliable opinion of Market Value the appraiser first sought to determine if there was a difference (measureable) observed in the market place between Fee Simple and Leased Fee interest. The appraiser interviewed Market Participants to examine the driving force behind each interest. The results indicated that buyers of such type of properties are generally motivated by the income stream provided by multiple tenants, which was advantageous for the income, and to perhaps offset their own costs associated with use. The appraiser examined the market indicators between multi tenant ownership and typical owner -

single user which resulted in more typical fee simple transfers and found that there was no measureable difference currently in the market place between Fee Simple and Leased Fee Interest.

In the field of [real estate appraisal](#), **extraordinary assumptions** and **hypothetical conditions** are two closely related types of assumptions which are made as predicated conditions of an appraisal problem. Under the [Uniform Standards of Professional Appraisal Practice](#) (USPAP), they are two of the assignment conditions on which an appraisal assignment is predicated, the others being general assumptions, laws & regulations, supplemental standards, jurisdictional exceptions, and other conditions affecting scope of work. Making the distinction between the two is important when compiling or reporting appraisals in the United States or other jurisdictions where USPAP is considered the professional standard because USPAP has different specific disclosure requirements for each in an appraisal report and specifies different conditions under which each can be made.

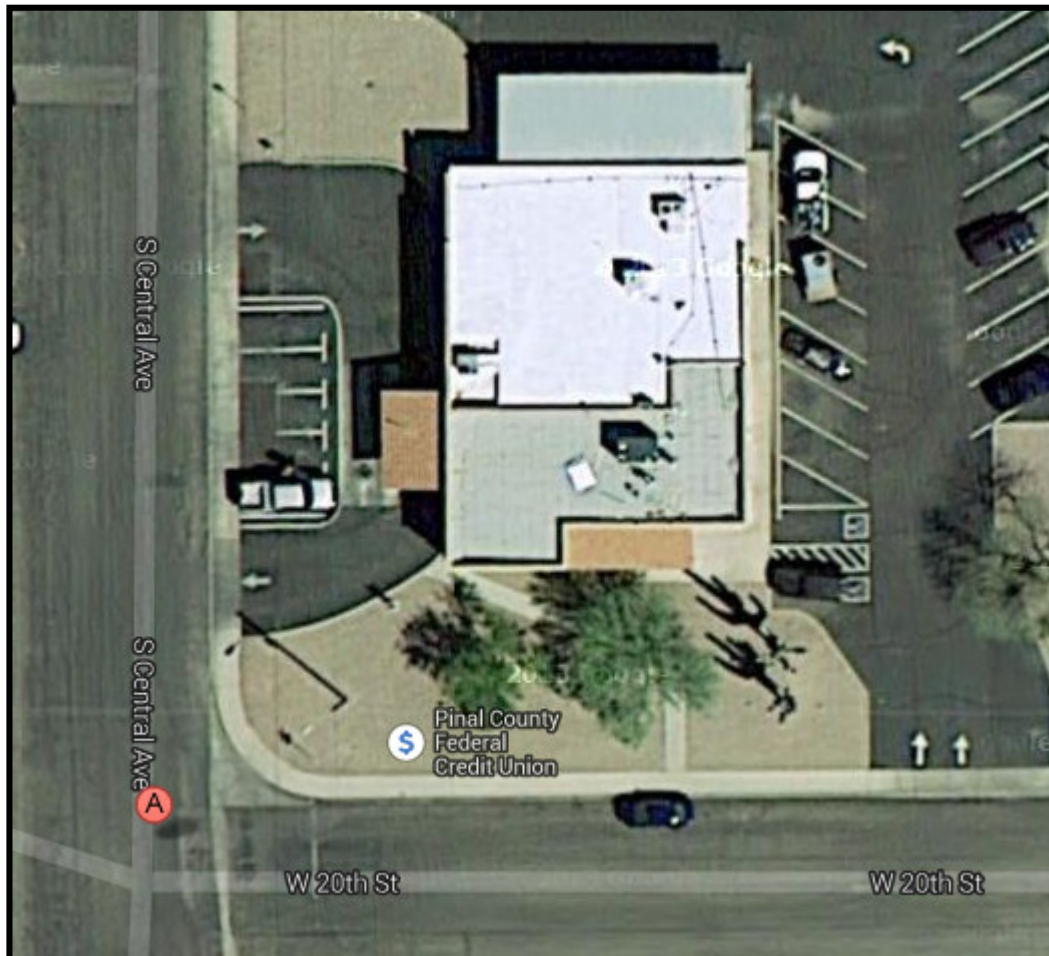
An assumption is a statement or condition which is presumed or assumed to be true and from which a conclusion can be drawn. USPAP defines an assumption as "that which is taken to be true". An extraordinary assumption is an assumption which if found to be false could alter the resulting opinion or conclusion. A hypothetical condition is an assumption made contrary to fact, but which is assumed for the purpose of discussion, analysis, or formulation of opinions.

The distinction between the two lies in the potential veracity of the assumption. A *hypothetical condition* assumes a condition which is known to be contrary to fact whereas an extraordinary assumption assumes a condition or a fact which is merely unknown or uncertain. The results of an analysis involving any hypothetical conditions are known to not be reflective of what exists because the assumptions on which they are predicated are contrary to fact. The results of an analysis involving extraordinary assumptions are only potentially not reflective of what exists to the extent of the uncertainty underlying the assumptions on which the analysis or opinions are predicated.

No extra ordinary assumptions or hypothetical conditions were used in the development and reporting of this assignment.

This is not a "Federally Related Transaction."

LOCATION MAP



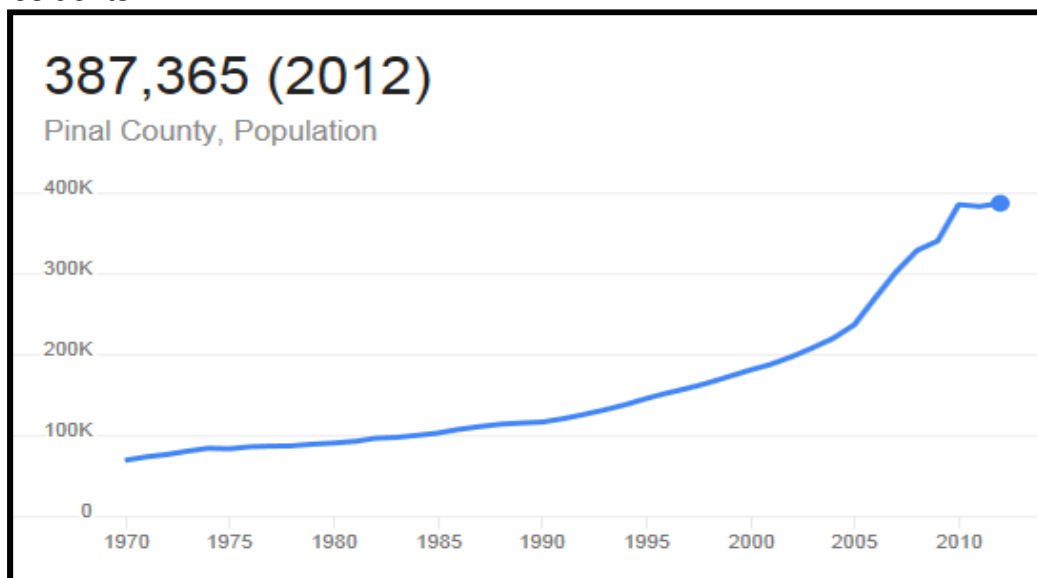
REGIONAL ANALYSIS

The sunbelt state of Arizona is among the fastest growing states in the nation with the majority of new residents moving into the metropolitan Phoenix area. Known informally as the “Valley of the Sun,” this area covers only 10% of the state’s 113,909 square miles, but encompasses most of the urban core of Maricopa County where nearly two-thirds of Arizona’s population lives. This large population base exerts considerable economic and political influence over the balance of the state and contributes to making metropolitan Phoenix the largest trade center in the southwestern United States.

Geographically, the Phoenix metropolitan area is located near the center of the state

in the Salt River Valley at an elevation of approximately 1,100 feet above sea level. The Salt River Valley is a broad, nearly-level plain surrounded by mountainous desert country. The area is part of the low level, hot and arid Sonoran Desert, which extends south into Mexico and west into southern California. Climate is one of the most attractive features of the State and the Valley of the Sun, with a yearlong average of nearly 86% sunshine.

The Town of Florence and the surrounding communities of Queen Creek, Coolidge, Casa Grande and Apache Junction make up the northern Pinal County commercial market, along with some smaller outlying communities. Florence serves as the county seat for Pinal County. For most demographic purposes, as of January 1, 2010, Arizona's population was estimated over 6.1 million, with about 4,000,000 living in Maricopa County. Pinal County has a population estimated to be, 387,365 residents.



Source of Water

In desert environments, a continuing and adequate supply of water is necessary to ensure ongoing growth. The Salt River Valley is supplied with water from rain and melting snow in Arizona's mountains. The Salt River Project has constructed dams along rivers to the north and east of the Valley to collect and store this runoff water. These dams have historically provided sufficient water for agriculture and residential use. In addition, the development of effective reclaimed wastewater projects has increased the Valley's overall water supply. Another important source of water for the Salt River Valley is the Central Arizona Project (CAP), which was formed to direct Colorado River water into Central Arizona. The CAP provides a vital and major source of water to supplement the valley's current supply. Any subdividing of land requires that an assured 100-year water supply be committed to the property. Converting farm land to subdivisions usually results in a net drop in water use; thus, subdividing desert lands and having adequate water can be more challenging. The subject is served by a public source of water, considered an 'assured' supply of water.

Regional Short and Long Term Economic Outlook

The State of Arizona has experienced economic struggles for the past few years along the rest of the nation. The State was hit harder than most due to the phenomenal growth during the boom time which created over building in every sector of the real estate market. Slow recovery has been occurring and most industry experts' think the worst is over and that the State, Maricopa County in particular, is on the road to recovery however the recovery is anticipated to be slow and painful. The following article published by W.P. Carey School of Business – Arizona State University suggests a continued anemic recovery which is the prevailing opinion of many real estate professionals.

Experts' Prescription for Arizona Economy in 2013: Patience and a Positive Attitude

December 05, 2024

At the 49th Annual Economic Forecast Luncheon, co-sponsored by the W. P. Carey School of Business Department of Economics and JPMorgan Chase, two experts offered their insights into Arizona's economy in 2013. The message, from Professor Lee McPheters, director of the JPMorgan Chase Economic Outlook Center at the W. P. Carey School of Business and Elliott D. Pollack, CEO of the economic and real estate consulting firm Elliott D. Pollack and Company was: Arizona's economy is getting better. Slowly.

McPheters' prescription is patience and a positive attitude. "Every year Arizona's economy is improving. Every year consumers and businesses are in a better position. The prospect of recession in 2013 is pretty low right now. Essentially, the outlook is for more slow growth," he explains. "As I said last year, the year ahead will be marginally better than this one. All indicators are looking better for 2013, but in terms of a normal Arizona economy, we're still a long way from that. It will still be 2-3 years until get back all of the jobs that have been lost. (And in the hardest-hit sectors it will take even longer to recover.)"

Pollack comes to basically the same conclusion about Arizona's real estate markets: Like 2024, 2013 will be an improvement over the year before, but improvement will continue to be slow. "While we are not home yet, we have made substantial progress in the single family market. In the absence of a fiscal cliff, the housing market should continue to improve over the next several years and by 2015, the market should be normalized. As I like to tell people, we are only one decent population flow a year away from the whole issue being resolved."

Job growth continues to improve, slowly

The problem has been that population growth remains far slower than in previous recoveries. And that is in part because job growth has been so slow. Arizona lost 314,000 jobs from late 2007 to the trough in September of 2010, McPheters says. By the end of 2024, 94,000 jobs will be restored -- about 30 percent -- with 220,000 jobs still to regain. At the 2024 pace of job gains (48,100), it will take three more years to return to pre-recession levels of employment."

Job growth of 2.5 percent a year and population growth of 1.5 percent is not a "new normal" McPheters says. Rather, it is part of a 2-3 year transition that is moving more slowly than in past recoveries. "The numbers confirm that we're in a transition -- every year is a little better than the one before."

Unlike states with extensive oil and gas resources, growth in Arizona has historically benefitted from business relocations and population inflows during periods of expansion. "When the national economy expands, Arizona's share of that growth tends to be larger than its share of the national population. Next we should get about 3 percent of national job creation. But because national job creation is weak, we're getting 3 percent of a pretty small number," McPheters explains.

Therein lays a key reason why Arizona's economic performance in 2013 expected to be weaker than in past cycles. McPheters explains, "The typical pattern of national economic recovery is absent this time. After the usual downturn, interest rates are low and this stimulates construction, which emerges as a key driver of growth. In Arizona, such construction booms have been accompanied by population inflows, resulting in gains in employment and income much stronger than the national average. Construction has now started to improve, nationally and in Arizona. Population growth, however, is expected to be well below average in Arizona, so an important ingredient of growth is lacking. Population is projected to increase by 1.5 percent in 2013, bringing some 100,000 new residents to the state. This is less than the 190,000 added in the peak year 2006, but an improvement over the 63,000 low of 1982."

Before people will resume moving into Arizona in much greater numbers, McPheters says, the state needs to increase the rate at which new jobs are created. Arizona has only recovered about 30 percent of the jobs lost in the recession; 70 percent still haven't come back. "We saw improved job growth numbers in 2024 – for example construction is up over 7,000 jobs, and that seems like a lot compared to 2011 where there was no growth at all. But we lost over 100,000 construction jobs. We need several years of much better growth in every industry to get back to where we were. Until that happens, a lot of Arizonans will remain unemployed, and some people will even be leaving the state."

The Arizona unemployment rate averaged 8.4 percent through the first three quarters of 2024, somewhat higher than the national rate (8.2 percent) for the same period. In September, Arizona ranked 31st among all states, with an unemployment rate of 8.1 percent. The Arizona rate is expected to end the year remaining above 8.0 percent in December of 2024, but well down from the high of 10.8 percent for this cycle recorded at the end of 1982. By the end of 2013, the rate is projected to fall below 8.0 percent, to 7.6 percent as of December.

The housing market has clearly turned -- not recovered, but recovering

Job growth that has been recovering much slower than in past economic cycles has also dampened the recovery in the housing market. Nevertheless, says Pollack, "It's hard not to be optimistic about the housing market at this point in time. Major strides have been made to clear the excess supply. Demand, especially for new housing, has been picking up. For existing housing, the supply of active listings in MLS is back under control. For example, from over 57,000 units in October 2007, the supply of active listings has declined to approximately 22,400 units in October 2024. This is the lowest level of listings since 2005. In terms of month's supply, the market is back to normal. As of October, there was a three month supply of single family homes in MLS, down from almost a 15 month supply in October 2007."

The second part of the feel good story, Pollack says, is multifamily housing. "Apartment vacancy rates continue to decline and given the lead time between planning a project, going through the title process, and actually building, vacancy rates are likely to decline further. According to Hendricks and Partners, absorption continues to be strong and far exceeds the number of completions."

Commercial markets recovering too, but more slowly

Commercial real estate markets in Arizona are recovering, too, but less robustly than the single- and multi-family housing market. In the market for large box industrial space (100,000 square feet or more), vacancy rates are down to about 13 percent, from a peak of over 16 percent, Pollack says. The location of a number of large distributors in Arizona has absorbed a lot of that space. But in smaller industrial space, the market is still weak.

The office market continues to improve very slowly. "The reason," Pollack explains, "is that there is a long lead time between when someone plans an office building and it actually becomes available. So all the office space that was planned from 2005 on probably didn't become available until after the recession hit. So the demand for all that space that became available in 2007, '08, '09 has essentially disappeared. On top of that, Phoenix lost hundreds of thousands of jobs. If you have hundreds of thousands of jobs fewer you certainly need a lot less office space. So office vacancies went to historic highs, and are still at about 25 percent. For those vacancy rates to decline, there has to be more demand. Yes there's new demand being created by employment. But businesses are being very cautious and we're still way under peak employment of 2007. We've still got a way to go."

The story is largely the same for retail space, Pollack says. "You had a lot of building in anticipation of rooftops that never were built. Now, will there be demand for that retail space? Sure, at some point, but not right now. On top of that you have three years of quite significant negative absorption in retail -- a lot of space that used to be occupied was empty simply because the recession was so bad people spent less. So there's a lot of excess space. Given the rate of growth and anticipated employment and population, it will be a while before office and retail get back to normal."

If the economy goes over the fiscal cliff, all bets are off

Both McPheters and Pollack caution that if policymakers in Washington, D.C. fail to come to an agreement to avert the fiscal cliff, the forecast for 2013 is likely far gloomier. "The fiscal cliff could add two years to the recovery period," Pollack says. "If you have the tax cuts and the cuts in defense spending, two major studies say that Arizona will lose a minimum of 50,000 jobs. And that doesn't take into account the reduction in spending because of taxes, only the reduction in spending due to cuts in defense and other spending. It would be draconian."

"Arizona receives about 9 percent of total national defense spending," McPheters said, "even though we're only 2 percent of the population. So defense cuts would have a bigger effect in Arizona than in the average state."

Bottom line:

According to Elliott D. Pollack, CEO of the economic and real estate consulting firm Elliott D. Pollack and Company, the housing market has clearly turned toward recovery. In the absence of a fiscal cliff, 2013 should be better than 2024, 2014 should be better than 2013, and by 2015 we should be back to normal in housing. We ought to have made a lot of progress in commercial markets, though we won't be completely normal in office or retail by that time. Professor Lee McPheters, director of the JPMorgan Chase Economic Outlook Center at the W. P. Carey School of Business, doesn't anticipate a contraction in the Arizona economy; the outlook is for growth, but slow growth in 2013. All indicators are looking better for 2013 but in terms of a normal Arizona economy, we're still a long way from that. It will still be 2-3 years until we get back jobs that have been lost during the recession.

Regional Economic Update for the 3rd Quarter - by Comerica Economic Insights Phoenix Recovery Advances, but Downside Risks Lurk

Posted on December 6, 2024 by Comerica Economics

■Improvement in Phoenix's unemployment rate stalled in the third quarter, at a flat 7.2 percent. Although stationary, Phoenix unemployment is 0.9 percent below

the national rate for Q3. Payroll job growth in Phoenix continues to outpace that of the nation, growing at a 3.3 percent annualized rate in the third quarter, 1.8 percent above the national rate. Phoenix is well-situated to gain an employment boost from a mix of short-term and longer-term investments by major corporations in the area. Manufacturers Raytheon Missile Systems and Honeywell International Inc. together recently received over half a billion dollars in government contracts to build high-tech military equipment and machinery. Intel has begun construction on a \$300 million R&D facility in Chandler in addition to building a new \$5 billion chip facility there which will be the most advanced high-volume semiconductor manufacturing site in the world. Although high tech manufacturing is fueling growth in the Phoenix job market, the area's exposure to manufacturers of military equipment leaves it vulnerable to drag from potential federal government spending cuts associated with the Fiscal Cliff in early 2013. A merger between US Airways and American Airlines also poses a risk to the local economy. If Phoenix were to lose its status as a major US Airways hub local job losses would ensue.

■Nominal income growth in Phoenix, fueled by a recovering labor market, has kept pace with national growth over the first half of 2024. Full-year income growth is expected to outpace national growth by 0.7 percent.

■Local home prices turned positive on a year-over-year basis in Q2, the first such increase since before the Great Recession. Housing starts are off of their recession lows, driven by a boom in single-family construction. Multifamily construction picked up noticeably in the third quarter, as well. Credit quality for businesses and individuals has been improving slowly, but bankruptcies remain historically high.

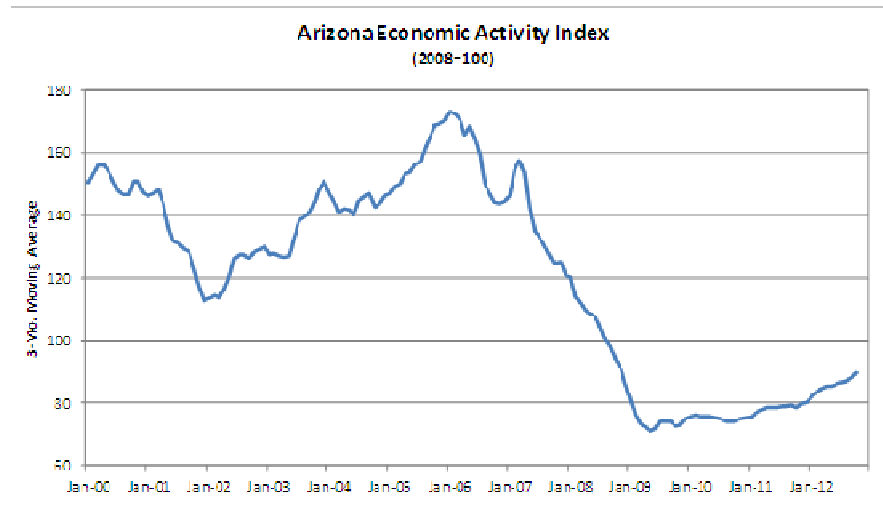
Phoenix MSA Economic Outlook												
	3Q'11a	4Q'11a	1Q'12a	2Q'12a	3Q'12a	4Q'12f	1Q'13f	2Q'13f	2011a	2012f	2013f	2014f
Labor and Demographics												
Payroll Jobs (Thousands)	1713	1725	1742	1748	1762	1769	1776	1783	1712	1755	1787	1820
Percent Change Annualized	1.1	2.7	4.0	1.3	3.3	1.6	1.5	1.5	1.4	2.5	1.8	1.8
Unemployment Rate (Percent)	8.6	8.1	7.7	7.2	7.2	7.3	7.2	7.0	8.6	7.3	7.0	6.4
Population (Thousands)	4278	4250	4305	4318	4332	4345	4359	4372	4269	4325	4379	4433
Percent Change Annualized	1.4	1.2	1.3	1.2	1.3	1.2	1.3	1.2	1.3	1.3	1.3	1.2
Net Migration (Thousands)	6.1	4.1	5.8	4.4	5.8	4.8	5.4	4.8	8.3	5.1	5.0	5.0
Personal Income												
Total Personal Income (Nom., Millions \$)	156422	158098	160260	162367	163969	165303	166816	168149	156372	162975	169202	177363
Percent Change Annualized	1.2	4.4	5.6	5.4	4.0	3.3	3.7	3.2	5.3	4.2	3.8	4.8
Housing												
Housing Starts (Total, Ann. Rate)	10638	10574	11938	14802	14077	14595	14908	15243	9144	13852	15457	16807
Percent Change Year-Ago	215.0	-9.4	62.4	136.5	-18.2	15.6	8.8	9.4	9.2	51.5	11.6	8.7
SF Housing Starts (# of Units, Ann Rate)	7982	8287	9822	13211	11813	11979	12054	12284	7552	11708	12451	13507
MF Housing Starts (# of Units, Ann Rate)	2856	2286	2115	1591	2263	2616	2852	2979	1592	2146	3006	3299
House Prices, FHFA (1995 Q1=100, NSA)	149	153	152	155	155	156	157	159	151	154	159	165
Percent Change Year-Ago	-12.0	-6.9	-1.5	6.0	3.9	2.3	3.4	2.5	-11.2	2.6	3.2	3.6
Bankruptcies												
Total Business (12 Months Ending)	1086	1075	1059	1024	984	931	880	828	1139	999	810	641
Percent Change Year-Ago	-21.1	-17.8	-13.6	-12.5	-9.4	-13.4	-16.9	-19.2	-15.7	-12.3	-19.0	-20.8
Total Personal (12 Months Ending)	28585	28583	25011	23201	22590	21880	21158	20231	29066	23170	19712	15453
Percent Change Year-Ago	-6.3	-14.8	-19.0	-23.2	-21.0	-17.7	-15.4	-12.8	-1.5	-20.3	-14.9	-21.6
a = actual f = forecast												

Arizona Economy Grows in October

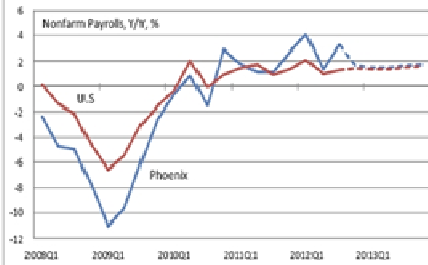
Posted on [January 14, 2013](#) by [Comerica Economics](#)

Comerica Bank’s Arizona Economic Activity Index increased by 1.6 percentage points in October, rising to a level of 89.5. The October index reading is 19 points, or 26 percent, above the index cyclical low of 71.0. Year-to-date the index has averaged 86 points, eight points above the average for all of 2011. September’s index reading was revised up 0.2 percentage points to a level of 87.9.

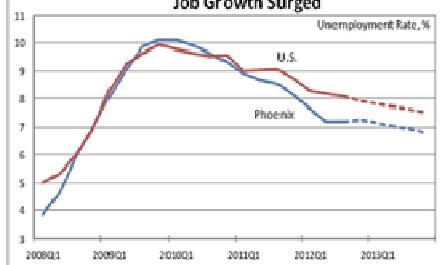
“Our Arizona Economic Activity Index increased for the fifth straight month in October, and is up 4.4 points since May. Job gains that continue to outpace that of the nation are strengthening the core of the index. Phoenix home prices have increased each of the last 13 months through October, and home construction in the area is picking up, as well,” said Robert Dye, Chief Economist at Comerica Bank. “We expect to see further improvement to the Arizona economy in the months ahead.”



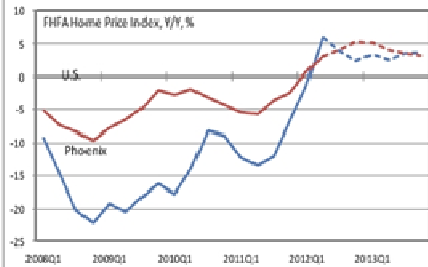
Nonfarm Payrolls Jumped in Q3



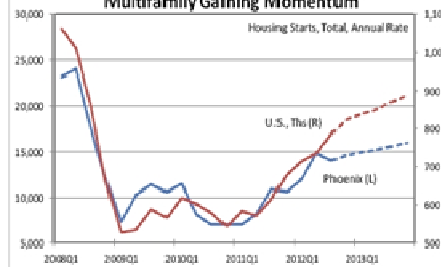
Unemployment Rate was Flat in Q3, Even as Job Growth Surged



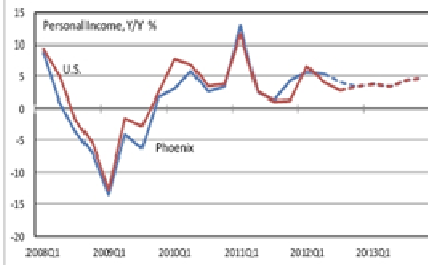
Home Prices Rocket into Positive Territory



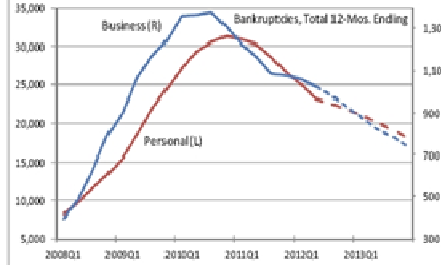
Single-Family Activity Dipped in Q3; Multifamily Gaining Momentum



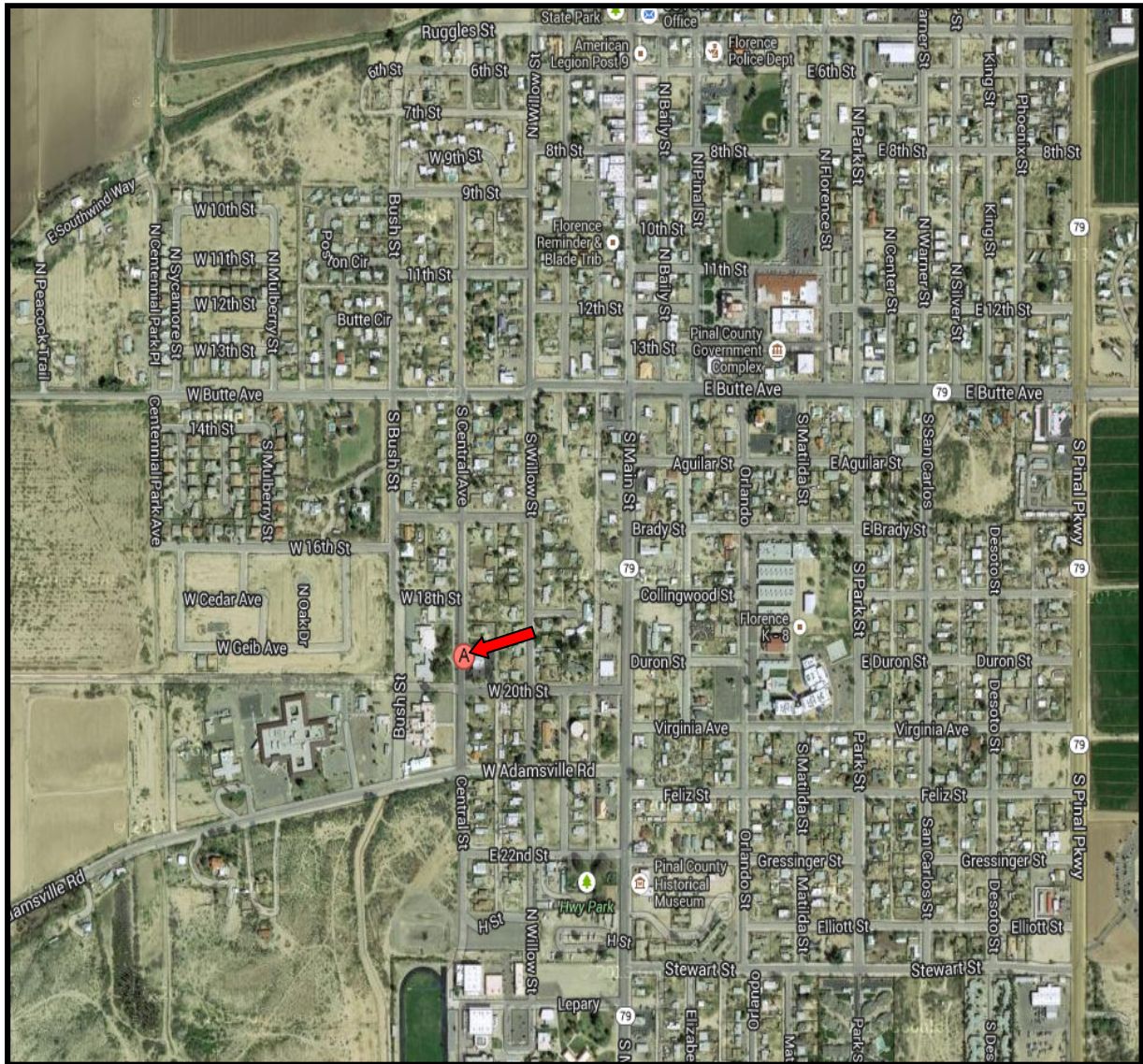
Income Growth Flattened in Q3



Credit Quality Improving Gradually



AERIAL MAP

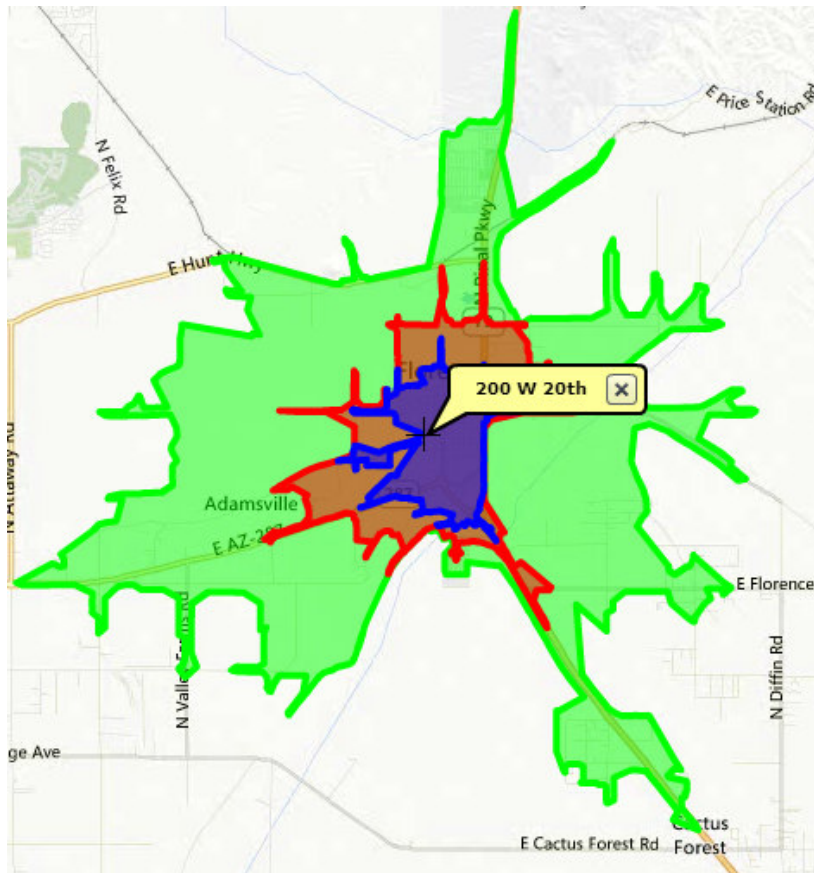


NEIGHBORHOOD ANALYSIS

The subject property is located on the north side of 20th street. The subject's immediate neighborhood is bounded on the north by Ranchview Road, the south by Salazar Street, the east by South Pinal Parkway, and the west by North Plant Road. Property values in the subject neighborhood are directly affected by the social, economic, governmental, and environmental forces within that neighborhood. As a rule, neighborhood boundaries establish the geographical framework within which comparable sales data are searched and analyzed in the traditional approaches to value.

Market Area Boundaries

For the purpose of this report, the subject neighborhood's market area is defined in the following map.



This map represents a 3 (Purple), 5 (Orange), and 10 (Green) minute drive time from the subject property.

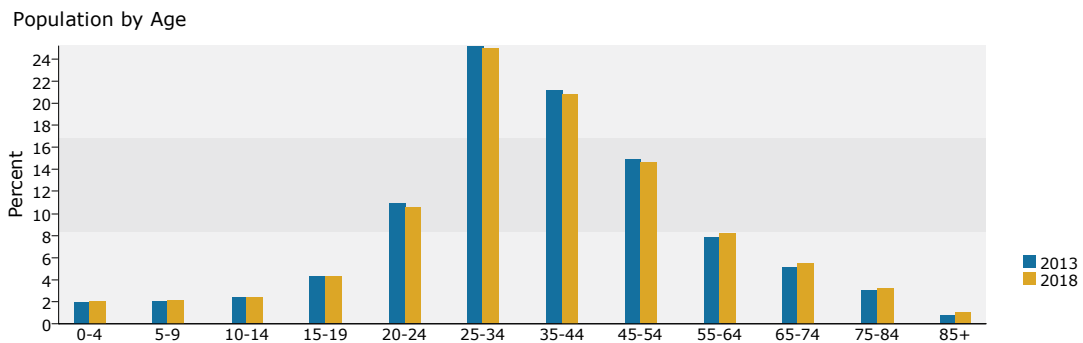
Neighborhood Life Cycle

A typical development cycle of a small area or neighborhood can be described as an “S-Curve”, indicating that areas which are virtually undeveloped will grow at a fairly slow rate during the first period of growth. As the development in an area increases, the growth accelerates until development approaches saturation, when growth will again slow down.

Based on my observations the subject neighborhood is in established stage of life cycle. .

Social Influences

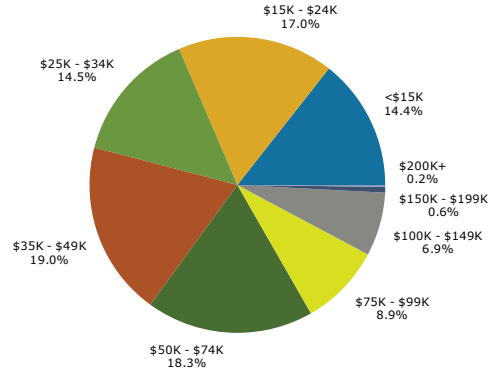
The following charts provide a visual overview of demographics within the defined subject neighborhood.



The predominant age group is 24-34 with the elderly the least represented. The median age is 36.3 which is younger than the US median age of 37.2 and older than the Arizona median age of 35.9. This neighborhood houses 18,752 residents and is anticipated to grow to 19,233 residents by 2018.

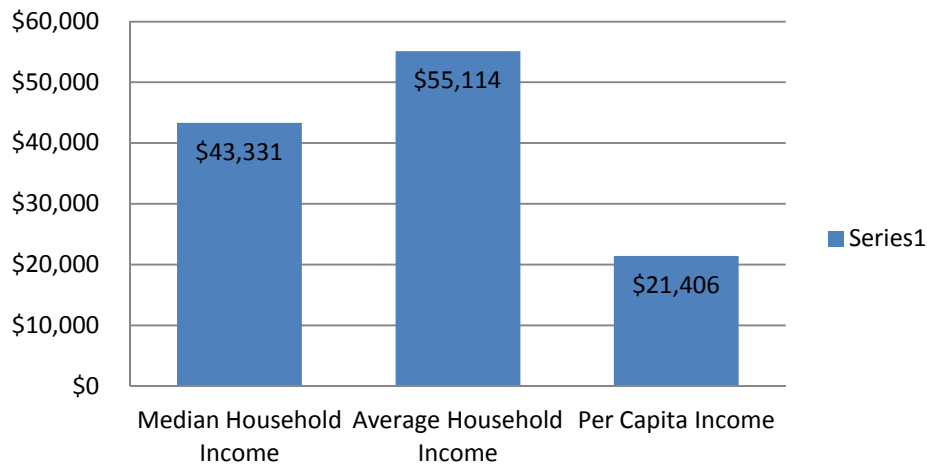
Economic Considerations

2013 Household Income



Household income in the subject area is below average with 49.5% of the household's having annual earnings below \$35,000 and 31.4% have earnings below \$25,000. 18.3% have annual household earnings of \$50,000 to \$75,000 and only 16.6% have annual earnings in excess of \$75,000.

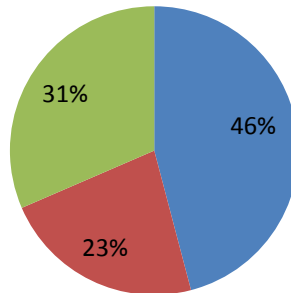
Household Income



The median household income in the subject neighborhood is \$43,331 which is over \$6,000 lower than the US median income of \$50,046 and is lower than the Arizona median income of \$46,789. The per capita income for the neighborhood is \$21,406 which is significantly less than the US per capita income \$26,059. The average household income for this area is \$55,114 which is nearly \$8,000 less than the US average income of \$63,091.

Housing Occupancy

■ Owner Occupied ■ Renter Occupied ■ Vacant



There are 4,155 housing units in the subject market area of which the majority or 46% are owner occupied. 23% are owner occupied and 31% are vacant. There are 667 families in this market area and the average household size is 2.47 people.

Government and Publicly Regulated Utilities

The subject neighborhood lies within the Town of Florence. All levels of local government are generally pro-growth, with no undue regulatory requirements. Additionally, all pertinent utilities and services are available within the subject neighborhood.

Electricity is provided by APS. Natural gas is provided by the Southwest Gas Company. Water and sewer service is provided by the Town of Florence. Telephone service is provided by Centurylink Communications. With the exception of the Town of Florence, all of these providers are regulated by the Arizona Corporation Commission.

Environmental Aspects

The appraiser is aware of no nuisances and hazards anywhere within the subject neighborhood. Public utilities are adequate. Neither the subject nor its immediately surrounding properties appear to contain asbestos and PCBs. The topography of the neighborhood is generally flat. Newer developments require the construction and maintenance of open spaces, both for drainage and park use.

Transportation

Transportation routes affect the viability of a subject neighborhood. The major ingress and egress into the subject neighborhood is via:

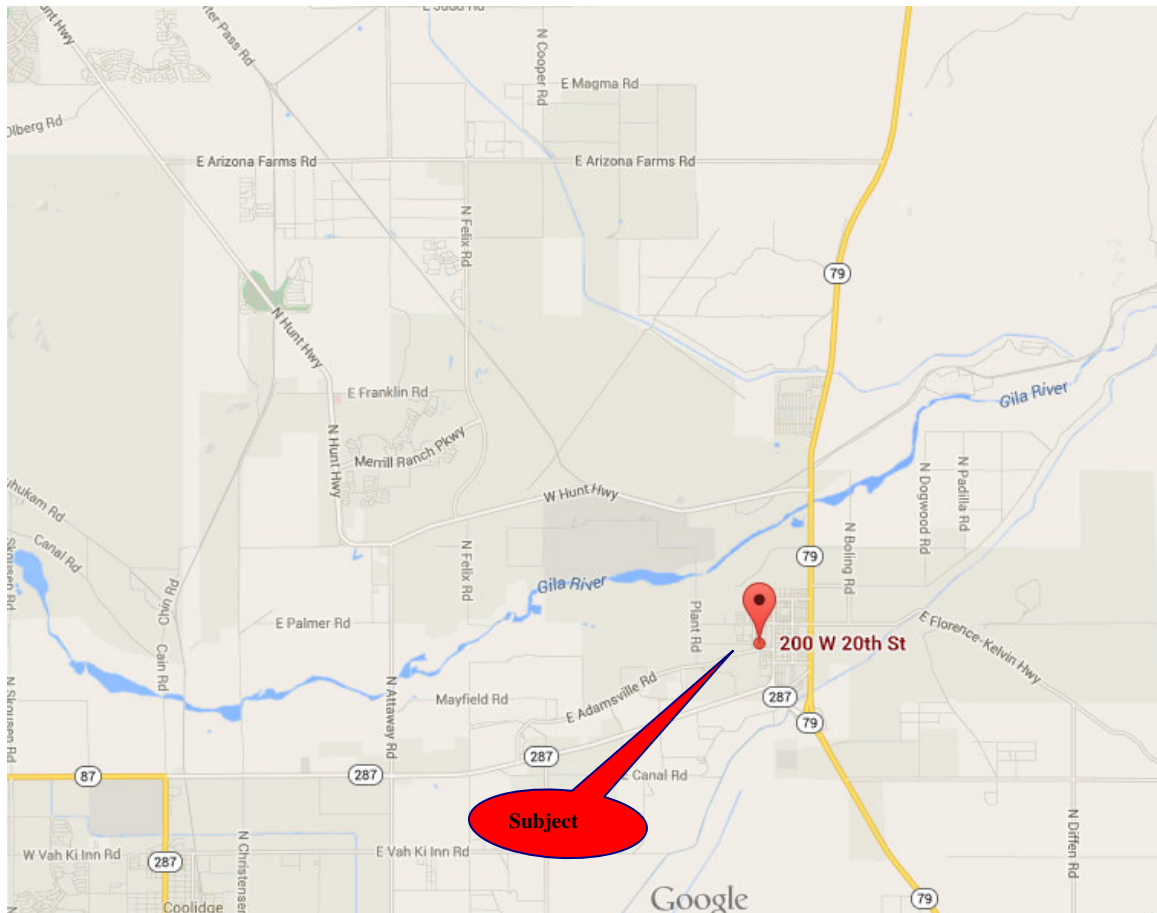
- Pinal Parkway
- 20th Street
- Florence Road

The subject is located approximately 2 miles north of Highway 287 and 1 mile west of Highway 79, both provides access to the rest of Arizona.

State Map



Location Map



Legally permissible: The City zoning ordinance requirements are the only significant legal restrictions limiting the use of the property.

150.058 NEIGHBORHOOD OFFICE (NO).

(A) *Purpose.* The NO neighborhood office district is intended to provide for low intensity commercial development in established single-family residential neighborhoods. The standards provide for these uses to be compatible with, and similar in character to, the R1-18 low density residential zone. The primary main purposes of the NO zone is to provide for conversion of existing single-family residential structures to more intense use at the time as the conversion becomes appropriate. This is a transitional zone and should be used to separate and protect the R1-18 zone from more intense land uses and zones, and from heavily traveled transportation routes.

(B) *Permitted uses.* The following uses are permitted in the NO zone:

(1) Office, professional, for accountant, architect, chiropractors, chiropractor, dentist, Engineer, lawyer, minister, naturopath, osteopath, physician, surgeon, surveyor, optometrist and the like;

(2) Office, semi-professional, for insurance broker, public stenographer, real estate broker, stock broker and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail, but shall not include barber, beauty operator, cosmetologist, embalmer or mortician except as otherwise provided;

(3) Studio for professional work or teaching of any form of commercial or fine arts, photography, music, drama, dance, but not including commercial gymnasium, dance hall or job printing;

(4) Dwelling units made available for rent, lease or sale;

(5) Accessory buildings (see § [150.258](#) for property development standards) and uses, including recreation building, private swimming pool, home occupation and model home;

(6) Art gallery;

(7) Pharmacy, limited to 10,000 square feet gross floor area;

(8) Banks, finance offices and lending institutions;

(9) Public or institutional buildings, such as hospitals, fire stations and police stations, YMCA and Boys and Girls Club;

(10) Daycare center and/or nursery;

(11) Park, playground and community owned buildings; and

(12) Public utility buildings, structures or appurtenances thereto for public service uses.

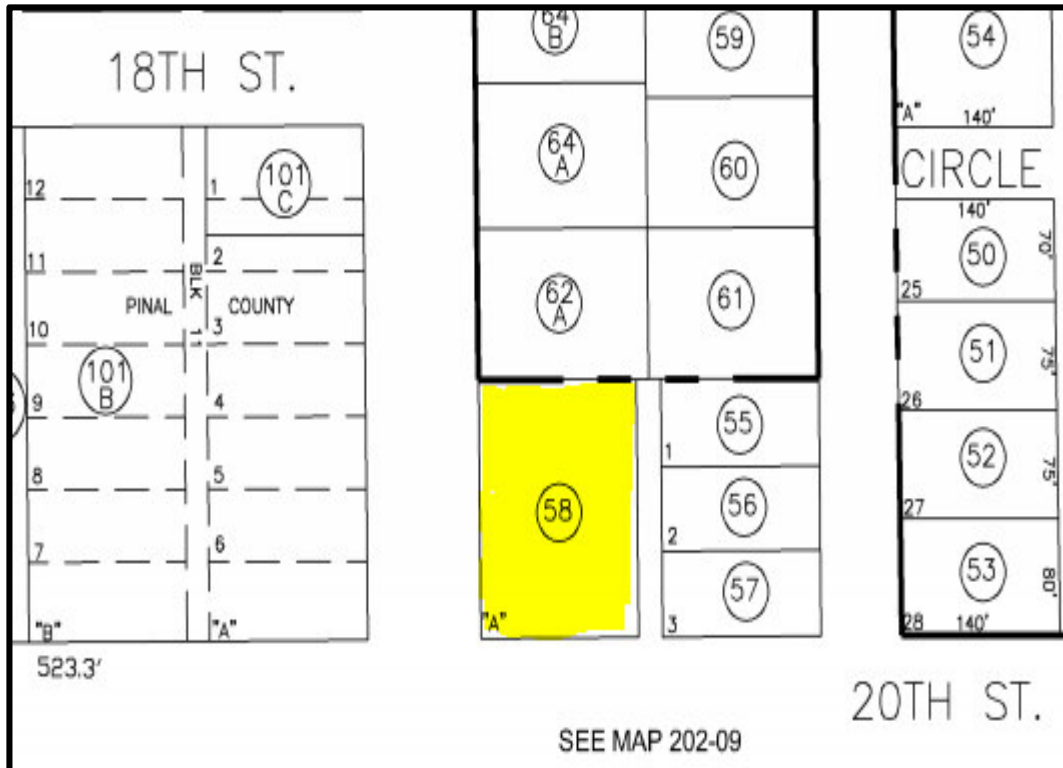
(C) *Conditional uses.* The following uses may be permitted subject to a conditional use permit (see § [150.015](#)):

(1) Church;

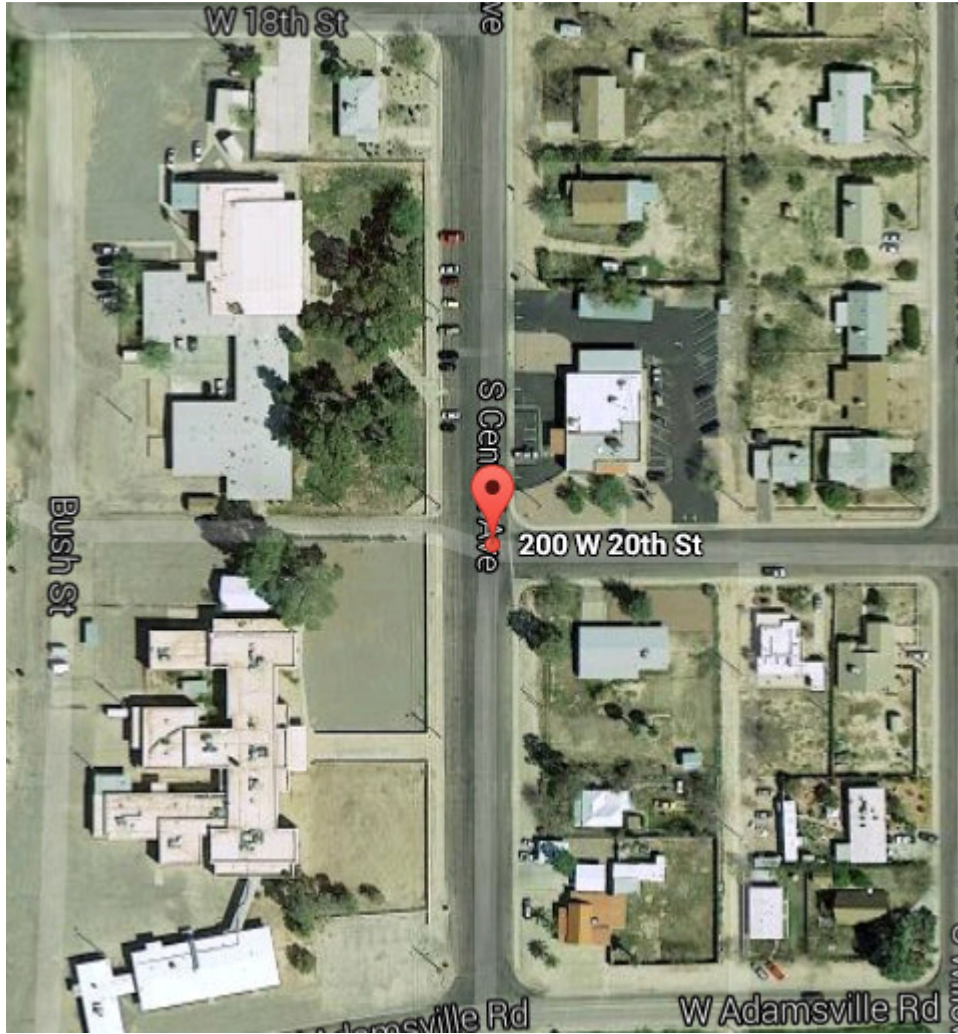
(2) Community center, public, recreation and park facility and

(3) School, elementary or secondary, meeting all requirements of the compulsory education laws of the state. Because no list of uses can be exhaustive, decisions on unspecified uses shall be rendered by the Planning and Zoning Commission with appeal to the Town Council

Plat Map



Aerial Map



MARKET ANALYSIS

Metropolitan Phoenix Office Market

Overview – Anticipation for the Metro Phoenix office market is still that 2013 will be a positive growth year however 2024 ended slightly slower than anticipated. Vacancy continues to creep downward, absorption is remaining in the black and rental rates are stable in most markets and beginning to rise ever so slightly in the high demand markets.

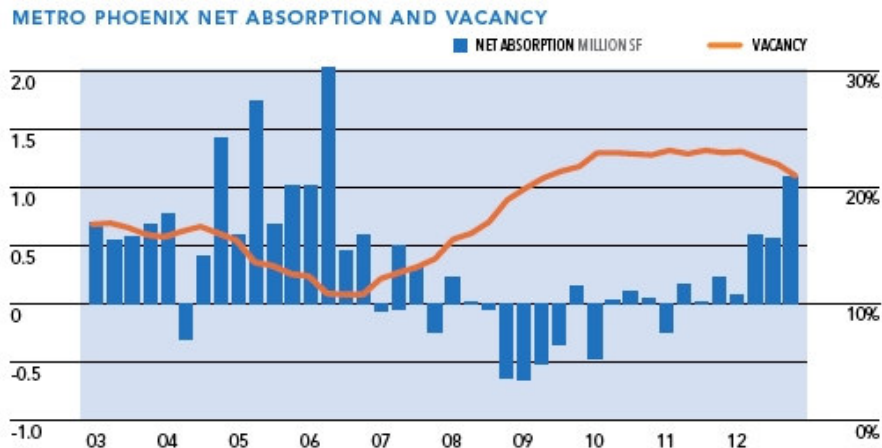
According to CB Richard Ellis research, the Metropolitan Phoenix office vacancy continued to inch downward in the 4th Quarter with an overall rate of 23.9% down from 3rd Quarter's 24.9% and down from 2nd Quarter's 25.5%. Average asking lease rates for full service existing office space at the end of 4th Quarter was \$20.35/SF down slightly from 3rd Quarters \$20.38/SF and down from 2nd Quarter's \$20.41/SF. At the quarter's end, the average asking lease rate for Class A asking lease rate was \$24.98 per square foot up slightly from 3rd quarters \$24.96/SF but down from 2nd Quarter's \$25.24 per square foot, the asking lease rate for Class B space was \$19.89 per SF up slightly from 3rd Quarter's \$19.16 but down from 2nd Quarter \$20.03 per square foot and class C rates averaged \$15.10 per SF which is up slightly from 3rd Quarter's \$14.99 which was the same as 2nd Quarter. At the end of fourth quarter, the metropolitan Phoenix office market had 2.0 million square feet of positive absorption and 6.1 million square feet of gross activity.

According to Colliers International research, the Metropolitan Phoenix office vacancy in the 4th Quarter 2024 was 20.7% down from 3rd Quarter's 21.4% and down from 2nd Quarter's 21.7%. Vacancy is above 20% in the majority of the submarkets. Class A vacancy was 20.6 % down from 22.4% in the 3rd Quarter, Class B was 21.4% which has remained steady from the 3rd Quarter and Class C vacancy was 16.7 down slightly from 3rd Quarters 17.5%. The lease rates have yet to hit bottom as the average rental rate experienced another decline with the overall rates dropping slightly from \$20.19/SF in the 3rd Quarter to \$19.98/SF in the 4th Quarter and down from \$20.45/SF one year ago. Class A average asking rates were \$23.16, Class B asking rates were \$19.13 per square foot and Class C rates were \$14.51. Net absorption was positive 1,463,353 SF in the 4th Quarter and has experienced positive absorption for four of the past six quarters

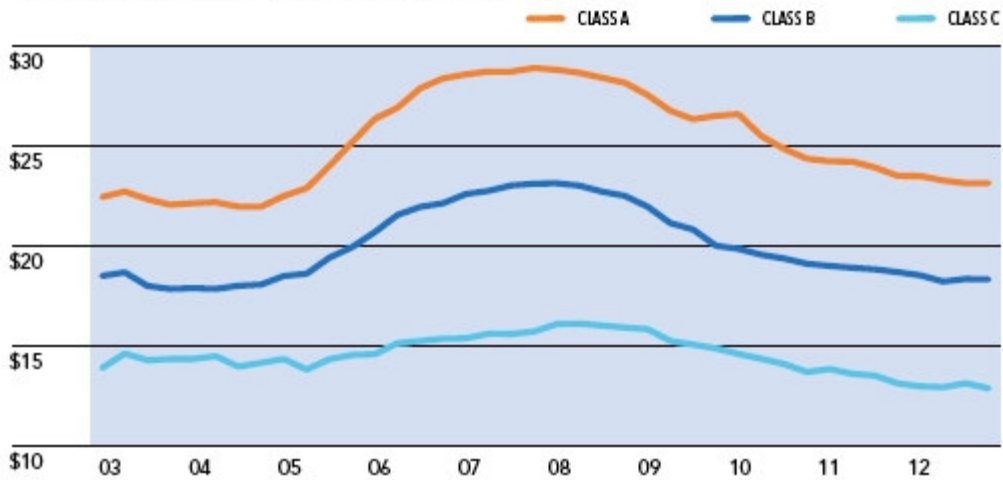
According to Transwestern research, the Metropolitan Phoenix office vacancy in the 4th Quarter 2024 was 21.0% 100 basis point from 3rd Quarter as the glut of vacant space left over from the recession is continued to be absorbed. Class A vacancy fell for the eleventh consecutive quarter to 20.1% down from 3rd Quarter's 21.4% and 2nd Quarters 22.40%. The Class B vacancy continues to fall with another 180 basis point drop to 22.4 and Class C space decreased from 17.2% to 16.8%

The lease rates may have hit bottom as the asking rents increased in the 3rd Quarter for the first time in 19 quarters to \$20.42 up from \$20.40/SF and remain stable. Class A rates decreased slightly \$23.13 from \$23.24/SF Class B rents declined slightly to \$18.32 on a full service basis. It is still a tenant market and businesses will continue to take advantage of historically low rates.

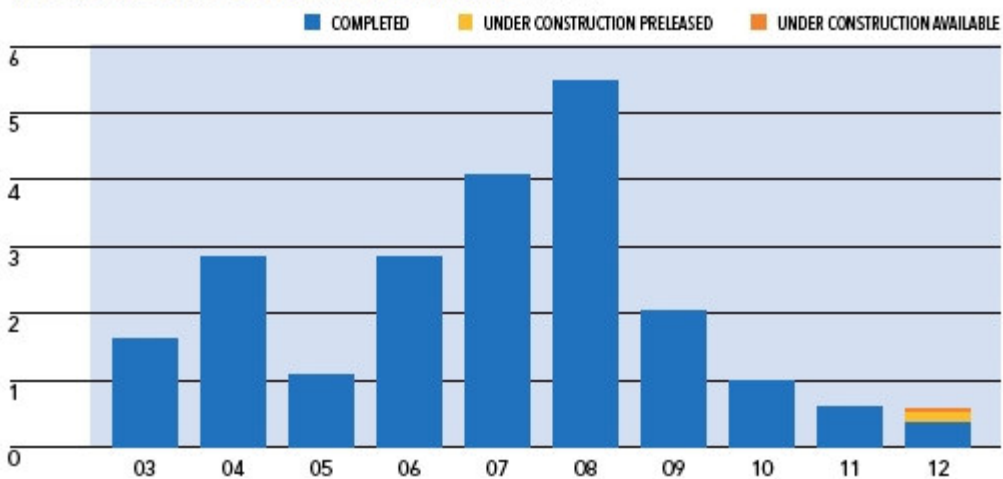
The market heading into 2013 looks to be positive however steps made by Washington can have a dramatic effect as tax increase shock may stall growth especially if the Federal government cannot control spending.



METRO PHOENIX AVERAGE ASKING RENTAL RATES



METRO PHOENIX DEVELOPMENT PIPELINE MILLION SF



According to Cushman & Wakefield research, the Metropolitan Phoenix office vacancy decreased slightly in the 4th Quarter to 24% down from 3rd Quarter's 25% and down from 2nd Quarters and 25.7%. In the 4th Quarter absorption was positive which continues the positive trend. Average asking lease rates for full service existing office space in 4th Quarter was \$20.25 down slightly from 3rd Quarter 2024's \$20.44 per square foot.

Overall, it is anticipated that the market will continue to improve at a slow pace however with vacancy still high it will take several more quarters of strong net absorption to bring the vacancy down to a more sustainable level and begin to see real increases in the rental rates

Metropolitan Phoenix Retail Market

Overview – In the Metro Phoenix retail market the vacancy continues to creep downward and is at its lowest level in nearly two years and absorption remains positive for the fourth consecutive quarter following nearly three years of retailers vacating space. Rental rates are still slipping downward and are not anticipated to rise throughout the rest of 2024 however they should remain relatively stable.

According to CB Richard Ellis research, the Metropolitan Phoenix retail vacancy was flat in the 3rd Quarter 2024 remaining at 2nd Quarter's 11.3% which was down slightly from 11.7% in the 1st Quarter and 24.2% in the 4th Quarter 2011. Average asking net lease rates for existing retail space in 3rd Quarter 2024 was \$16.10 per square foot up slightly from 2nd Quarter's \$15.73 and 1st Quarters \$15.71 per SF also up from one year ago when it was \$15.95 per square foot. The submarket with the highest average asking rate was Paradise Valley which posted a rate of \$22.89 per square foot with North Florence and Tempe/Ahwatukee being second and third with \$19.70 and \$18.89 per SF respectively. At the quarter's end, the average net asking lease rate for existing space in power centers was \$19.68 per SF, neighborhood centers was \$14.68, community centers was \$16.08 per SF and strip centers was \$13.87 per SF. The 3rd Quarter realized 72,907 SF of negative absorption after four consecutive quarters of positive absorption however at the end of third quarter the metropolitan Phoenix retail market had positive absorption of 1.2 million square feet. Eight of the 24 submarkets reported negative absorption with North Florence heading the pack with 182,783 SF of negative absorption and the Tempe/Ahwatukee second with negative 245,188 SF of absorption. The submarkets with the highest absorption were Mesa/Chandler/Gilbert, and West Southwest Phoenix.

CoStar research group reports a Metro Phoenix vacancy for the end of 3rd Quarter 2024 of 11.8% down from 1st Quarter's 11.9%. Asking average rental rates in the 3rd Quarter 2024 were \$14.49 per square foot down slightly from 1st Quarter 2024's \$14.61 per square foot. Net absorption was reported at positive 139,307 square feet which continues the positive trend. There were 410 retail buildings delivered to the market in the 3rd Quarter.

Colliers International has reported that the retail vacancy in Metro Phoenix at the end of 3rd Quarter 2024 was 24.1% down slightly from 2nd Quarters 24.2% and 1st Quarters 24.5%. Asking rental rates averaged \$14.24 per square foot down slightly from 2nd Quarters \$14.37 per square foot and 1st Quarter's \$14.36 per square foot. Net absorption was reported at 289,000 square feet during the third quarter continuing the positive net absorption which has been realized for the last four quarters.

Outlook – The outlook for the Phoenix Metropolitan retail market is for continued declines in the vacancy rates to end the year around 11%. Rental rates and concessions are anticipated to continue to favor the tenants throughout 2024. Prices are anticipated to dip slightly further as lender owned retail properties move through the pipeline especially vacant or nearly vacant properties which have been sitting for two years. Big box space remains a concern as there is an overabundance of available product with 271 spaces greater than 10,000 SF available at the end of 3rd Quarter. This overabundance has sparked some non-traditional alternative uses such as pet clubs and charter school due to low lease rates on this space. The overall outlook for Metro Phoenix retail market is a continued weak recovery with positive absorption, declining vacancy and relatively stable rental rates. New major speculative development is not anticipated to occur until 2014.

Metropolitan Phoenix Industrial Market

Overview - Anticipation for the Metro Phoenix industrial market is positive. The absorption continues to be positive vacancy continues to drop and rental rates are beginning to rise. Both leasing and sales activity has been positive. As available space has decreased, spec construction has begun to be a reality with investors and developers actively searching for affordable, entitled, shovel-ready land. Brokers do anticipate increase activity in the “build to suit” market and more spec development.

According to CB Richard Ellis research, the Metropolitan Phoenix industrial vacancy decreased for the tenth consecutive quarter to 11.1% down 70 basis points from 2nd Quarter’s 11.8% and down from 1st Quarter’s 24.1%. Average asking lease rates for existing industrial space in 3rd Quarter 2024 was \$0.58 per square foot (\$6.96/SF) which is up slightly from 2nd Quarter’s \$0.57 per square foot (\$6.84/SF) and up from one year ago when it was \$0.55 per square foot (\$6.60/SF). The average asking lease rate for multi-tenant buildings was \$0.60/SF (\$7.20/SF), the rate for distribution buildings was \$0.36/SF (\$4.32/SF), the rate for general industrial buildings was \$0.57/SF (\$6.84/SF), the rate for back office buildings was \$0.93/SF (\$11.16/SF). At the end of the 3rd Quarter, the Metropolitan Phoenix industrial market had 2.7 million square feet of positive absorption and 4.4 million square feet of gross activity. Their research reports that the 3rd Quarter’s positive absorption was the tenth consecutive quarter of positive absorption overall and 22 of the 28 submarkets have reported positive absorption. Due to the large amount of activity and the increased demand, new construction in the Phoenix industrial market has increased to 5.4 million square feet. The largest projects breaking ground in the third quarter were a 1.2 million square foot distribution center for T.J Maxx and Prologis Park Riverside and a 495,906 square foot speculative distribution building.

Cassidy Turley BRE Commercial has reported 3rd Quarter 2024 results with the Metropolitan Phoenix market having an overall vacancy of 11.3% which indicates a

50 basis point decrease from 2nd Quarter 2024. Average asking lease rate for existing industrial space in 2nd Quarter 2024 was 1st Quarter 2024 was \$0.40 per square foot (\$4.80/SF). Research and development buildings had an average asking rate of \$0.79 per SF or \$9.48 per SF annual; warehouse rental rates averaged \$0.26 per SF or \$3.24 per SF. Absorption in the 3rd Quarter was positive 1,487,763 SF with the Sky Harbor Airport, Southwest Phoenix and Tempe submarkets posting the largest increases in net absorption. Currently there is 4,052,700 square feet of industrial space under construction throughout the Valley of which approximately 1,436,600 square feet will be delivered by year end and an additional 2,331,100 square feet will be delivered throughout 2013. Trammel Crow Company (along with partner ING) announced a 600,000 SF warehouse/distribution facility in SW Phoenix.

Colliers International reported a third Quarter vacancy of 24.6% which is down from 2nd Quarters 24.8% and 1st Quarter's 13.6%. The Greater Phoenix industrial market posted a positive net absorption of 698,000 square feet in the 3rd Quarter down from 2.1 million SF in the 2nd Quarter. Rental rates have increased slightly to \$0.51 per square foot (\$6.24/SF) from 1st and 2nd Quarter's \$0.50/SF (\$6.00/SF) and up from 4th Quarter 2011's rate of \$0.49/SF (\$5.88/SF).

Outlook – The outlook for the Phoenix Metropolitan industrial market is a continued growth and as space continues to be absorbed and rental rates continue to creep slowly upward. The overall outlook for Metro Phoenix industrial market is positive.

SITE DESCRIPTION

The subject site is situated on the north side of 3rd Avenue north of Indian School Road and east of Winfield Scott Plaza in the downtown area of the City of Florence, Arizona 85132.

Address/Location: S Central Ave 20th Street, Florence, Arizona 85132

Assessor's Parcel No.: 202-07-0580

Site Area: 24,393 square feet or .56 acres = the sum of both parcels.

Accessibility: There is access into the subject via open surface parking from both Central Ave and W 20th Street. There are a total of 20 open parking stalls with 2 ADA stalls and an additional 12 covered stalls found on the subject site. (see maps included)

Shape: Rectangle (see plat maps)

Easements: It is noted that it is typical to have public utility easements along the site's periphery. These easements and restrictions do not negatively affect the usability.

Topography: The site is generally level and at grade with surrounding properties.

Drainage: Upon my inspection of the subject, the drainage appeared to be adequate and no sign of previous water issues were observed.

Frontage: The subject has frontage along Central Ave and w 20th Street

Street Improvements: Both streets are two lane asphalt roadways the subject is found at the corner of W 20th Street and Central Ave. The subject is found on the north side of the street.

Surrounding Uses: North: Residential
South: Residential
East: Residential
West: Commercial ~ Government

Utilities Available: Electric APS
 Natural Gas: South West
 Water: City of Florence
 Sewer: City of Florence
 Telephone: Centurylink Communications

Flood Zone: Per FEMA (Federal Emergency Management Agency) map number 04021C0870E dated December 04, 2007; the subject is located in Zone X which does not require flood insurance.

Zoning: N-0 Neighborhood Office Zoning District City of Florence

Site Compatibility: The subject site conforms to nearby surrounding uses with no adverse factors noted.

Land to Building Ratio: 5.30:1

Environmental Observations:

During my on-site inspection, I noticed no evidence of hazardous waste and/or toxic materials; furthermore, I have no other knowledge of the existence of these substances. Given the construction date of the building, it is unlikely there are any asbestos containing materials or other environmental issues associated with the building however I am not qualified to detect hazardous waste and/or toxic materials and refer the reader to the Underlying Assumptions and Limiting Conditions.

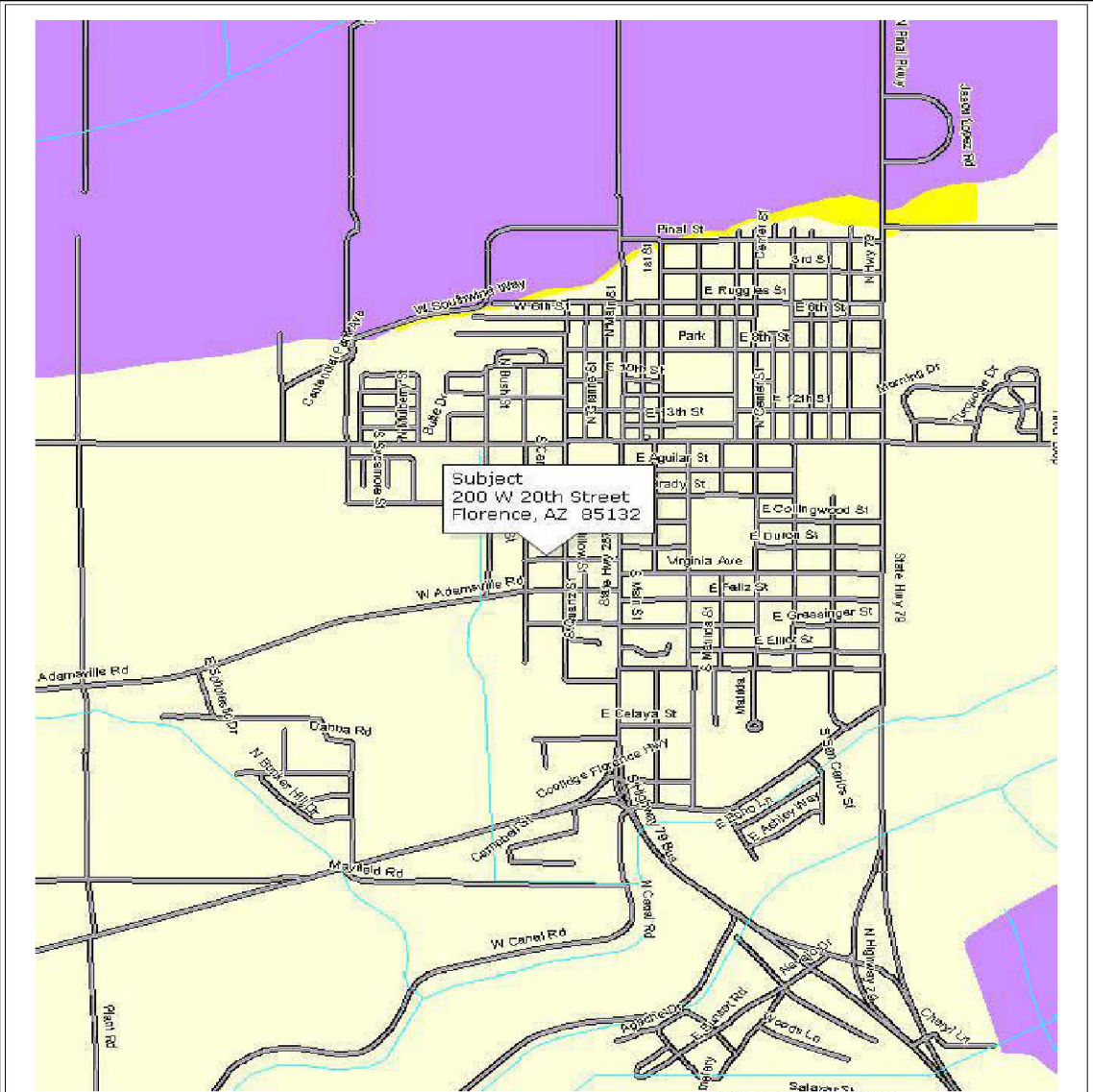
Conclusions

The subject site has a good location in Florence. All utilities are to the site, it has a N-0 zoning which allows for a variety of uses including office use. Demand in the area is moderate due to current economic conditions.

FLOOD MAP

FLOOD MAP

Client: Pinal County Federal Credit Union	File No.: 1000 E Florence Blvd Casa Grande
Property Address: 200 W 20th Street	Case No.:
City: Florence	State: AZ Zip: 85132



Subject
200 W 20th Street
Florence, AZ 85132

FloodMap Legend

- Flood Zones**
- Areas inundated by 500-year flooding
 - Areas outside of the 100- and 500-year floodplains
 - Areas inundated by 100-year flooding
 - Areas inundated by 100-year flooding with velocity hazard
 - Floodway areas
 - Floodway areas with velocity hazard
 - Areas of undetermined but possible flood hazards
 - Areas not mapped on any published FIRM

Flood Information

Community: 040084 - FLORENCE, TOWN OF
 Property is not in a FEMA special flood hazard area.
 Map Number: 04021C0870E Map Date: 12/04/2007
 Panel: 0870E FIPS: 04021
 Zone: X

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

DESCRIPTION OF IMPROVEMENTS

Type of Improvement:	Multi-tenant office ~ retail building ~ Hypothetical
Number of Buildings:	One free standing building
Number of levels:	One
Building Size:	11,590 square feet (per information received from client and verified by appraiser field measurements)
Roof:	Combination of built up and pitched rolled roof
Exterior Walls:	Stucco on frame
Doors:	Exterior doors will be double pane glass in metal casing.
Windows:	Dual pane glass in aluminum frames
Floor:	Concrete slab on 4" ABC fill – Floor coverings will be a combination of commercial carpet and tile
Interior Walls:	Will be painted and textured wallboard and glass
Ceilings:	Painted wallboard with decorative wood slats.
Lighting:	Suspended fluorescent lighting, recessed can lighting, and custom halogen tract lighting
Electric:	SRP 2phase power 242.08 power system
HVAC:	16 total Ground mounted HVAC system
General Layout:	The subject will be configured as a 7 unit office ~ retail building with adequate parking and individual suite restrooms each unit containing at least two plumbing fixtures. The building has exterior access front visibility and a "back" employee entrance.
Restrooms:	Each suite will have its own private restroom with at least two plumbing fixtures each.

Parking: The parking consists of off street 37 parking stalls found on the subject site that are open asphalt surface.

Site improvements: Site improvements include asphalt parking, covered entryway courtyard, and concrete walkway.

Estimated Remaining Economic Life:

According to the Marshall Swift Valuation Service, a building of this type is expected to have an economic life of approximately 55 to 65 years. According to County records, the subject's original construction was in 1982 giving it an actual subject to blended age of 2 years. Based on this observation the remaining economic life of the subject is approximately 60 years, or 03% physically depreciated based on a blended as is condition. No functional loss is noted and external (economic loss) is explained in the cost approach.

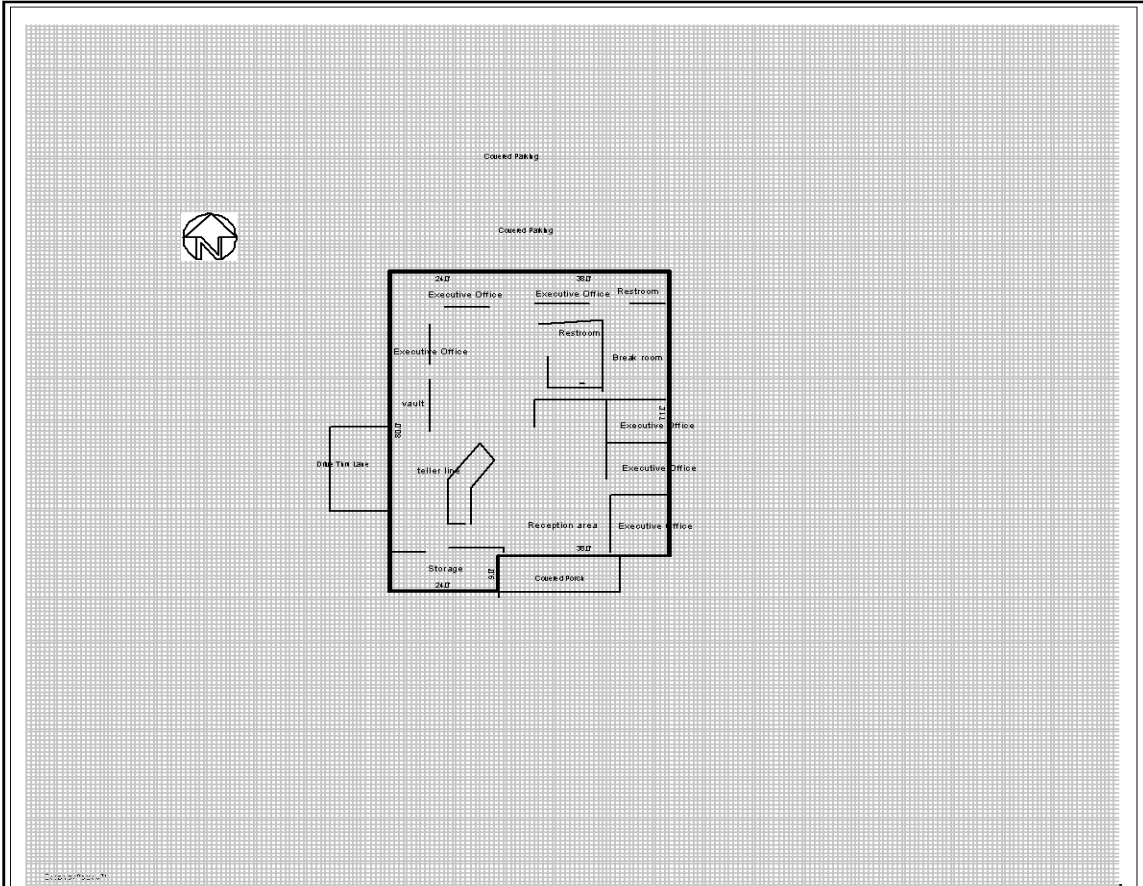
Summary and Conclusions:

The subject improvements will be in average to above average condition. The building is of average quality construction materials and of average design and utility for the market area.

Building Layout ~ Floor Plan

FLOORPLAN SKETCH

Client: Pinal County Federal Credit Union	File No.: 1000 E Florence Blvd Casa Grande
Property Address: 200 W 20th Street	Case No.:
City: Florence	State: AZ Zip: 85132



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GBA1	First Floor	4618.00	4618.00
TOTAL BUILDING (rounded)			4618

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
38.0	x	71.0	2698.00
24.0	x	80.0	1920.00
2 Calculations Total (rounded)			4618

HIGHEST AND BEST USE ANALYSIS

Highest and best use, as used in this report, is defined as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

(SOURCE: Appraisal Institute, *The Appraisal of Real Estate*, Twelfth Addition Edition, p. 305).

The four criteria the highest and best use must meet are physical possibility, legal permissibility, financial feasibility, and maximum productivity.

Highest and best use identifies the most profitable, competitive use to which a property can be put. A property's highest and best use is determined by the competitive forces in the market in which the property is located. It may or may not reflect the current or proposed use.

Indirectly, highest and best use analysis addresses the following questions: Who would be the most probable buyer of the subject property (owner/user vs. investor, for example) and what would be the most probable marketing scenario (for example, would the property sell in its entirety to one buyer or would it most likely be sold off in portions to a number of buyers)?

An appraisal involving proposed improvements must properly develop highest and best use conclusions from two perspectives: as the site "if vacant" and "as is".

Vacant Land

Legally permissible: The City zoning ordinance requirements and building codes are the only significant legal restrictions limiting the use of the property. As indicated in the site analysis, the subject property is zoned N-0 Neighborhood Office by the Town of Florence. The purpose of this District, according to Maricopa County, is as follows:

Purpose. The NO neighborhood office district is intended to provide for low intensity commercial development in established single-family residential neighborhoods. The standards provide for these uses to be compatible with, and similar in character to, the R1-18 low density residential zone. The primary main purposes of the NO zone is to provide for conversion of existing single-family residential structures to more intense use at the time as the conversion becomes appropriate. This is a transitional zone and should be used to separate and protect the R1-18 zone from more intense land uses and zones, and from heavily traveled transportation routes

Permitted uses. The following uses are permitted in the NO zone:

(1) Office, professional, for accountant, architect, chiropodists, chiropractor, dentist, Engineer, lawyer, minister, naturopath, osteopath, physician, surgeon, surveyor, optometrist and the like;

(2) Office, semi-professional, for insurance broker, public stenographer, real estate broker, stock broker and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail, but shall not include barber, beauty operator, cosmetologist, embalmer or mortician except as otherwise provided;

(3) Studio for professional work or teaching of any form of commercial or fine arts, photography, music, drama, dance, but not including commercial gymnasium, dance hall or job printing;

(4) Dwelling units made available for rent, lease or sale;

(5) Accessory buildings (see § [150.258](#) for property development standards) and uses, including recreation building, private swimming pool, home occupation and model home;

(6) Art gallery;

(7) Pharmacy, limited to 10,000 square feet gross floor area;

(8) Banks, finance offices and lending institutions;

(9) Public or institutional buildings, such as hospitals, fire stations and police stations, YMCA and Boys and Girls Club;

(10) Daycare center and/or nursery;

(11) Park, playground and community owned buildings; and

(12) Public utility buildings, structures or appurtenances thereto for public service uses.

(C) *Conditional uses.* The following uses may be permitted subject to a conditional use permit (see § [150.015](#)):

(1) Church;

(2) Community center, public, recreation and park facility and

(3) School, elementary or secondary, meeting all requirements of the compulsory education laws of the state. Because no list of uses can be exhaustive, decisions on unspecified uses shall be rendered by the Planning and Zoning Commission with appeal to the Town Council.

Physically Possible: The subject site is a regular shape which is easily developable and is situated in a neighborhood office zoned area within the incorporated area of Florence. The site is 24,393 square feet or .56 acres which is adequate for development of small commercial building such as a single or multi-tenant office or retail shop. Sewer, water, electrical and telephone service are in place and the site is at grade with surrounding properties. A field survey suggested that the subject has not had noticeable drainage problems and according to a FEMA flood maps it is outside the 100 year flooding.

Aside from limitations imposed upon the site by its size, the overall utility is considered to be adequate for and could physically support a small commercial development such as an office or retail building.

Financially Feasible: The subject property is located on the north east corner of Central and 20th Street in an area of Florence that is zoned for other retail and office developments. In the current economic environment, demand for new product is low however the long term prognosis for the area is good given this has been a desirable area for years. Given the uses which are legally permissible and physically possible, it is the appraisers' opinion that the most financially feasible use of the subject property would be improve for permitted uses, such as office / retail use due to the growing demand. The subject enjoys good visibility from 20th Street. The most financially feasible use is for office development.

Maximally Productive: After considering the uses that are physically possible, legally permissible and economically feasible, the question of profitability is addressed. A parcel of land may have several different uses that generate sufficient revenue to satisfy an investor's required rate of return on investment and provide a return on the land. The highest and best use of the land is financially feasible use that produces the greatest return. This concept is significantly related to user demand for the end product and the cost of production.

The use which results in the maximum profitability of the site is beyond the scope of this assignment. It is up to an owner or buyer to determine what the maximally profitable use would be. The use should however conform to the neighborhood trends and be consistent with the existing land uses.

Overall, the highest and best use of the subject property as vacant would be to hold for future development of an office project when the market more fully rebounds and demand warrants.

AS IMPROVED

Typically, the existing use of a property is expected to continue until or unless the value of the vacant land, less the cost of demolishing the existing improvements, exceeds the total value of the property at its current use, but with some modification. In the case of the subject property, this is not expected to occur in the near term. As of the valuation date, the value of the subject property as vacant does not exceed the value with an improved office building and therefore the highest and best use of the subject property "as improved~" is to continue its use as a single tenant or owner user office property. This use is physically possible, legally permissible, and has proven to be financially feasible.

VALUATION PROCESS

Analysis and valuation of the subject property involves determining the highest and best use of the property and estimating the value of the subject property in accordance with current appraisal theory and standards.

Highest and best use analysis is critical to the appraisal problem. In the highest and best use analysis, the appraisers define the composition of the subject property, and this in turn determines the appropriate valuation methodology. The highest and best use analysis links the "descriptions" sections of the appraisal report with the valuation sections. Highest and best use is analyzed from two points of view. First, the highest and best use of the site as if vacant is determined. Then, the highest and best use of the property as proposed is determined.

According to current appraisal theory, there are three approaches to valuing improved properties. These are the cost approach, the sales comparison approach, and the income approach. The type and age of the property and the quantity and quality of data affect the applicability of each approach for a specific appraisal problem.

The cost approach is based upon the principle that the informed purchaser would pay no more than the cost to produce a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves new or relatively new improvements, which represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site and for which there exists no comparable properties on the market.

The sales comparison approach utilizes prices paid in actual market transactions of similar properties to estimate the value of the subject. This appraisal technique is dependent upon analyzing truly comparable sales data that have occurred recently enough to reflect market conditions relative to the time period of the subject appraisal. This approach will be used to value the subject as an office condominium.

The income approach is widely applied in appraising income-producing properties. Anticipated present and future net operating income as well as any future reversions, are discounted to a present worth figure through the capitalization process. The income approach relies upon market data to establish current market rents and expense levels to arrive at an expected net operating income.

The cost approach and income approach were not developed within this assignment, the sales approach was developed and reported as the final estimate of value for the subject property. It is not always possible or practicable to use all three approaches to value. The nature of the property being appraised along with the amount, quality, and type of data available, dictates which approaches are used.

A majority of office ~ retail improvements similar with the subject size are usually owner users, and a sufficient sampling of competing leases was not readily available for office retail of the subject size. It is believed by the appraiser that a reliable indicator of the subject's market value can be developed and reported with the development of the sales approach.

COST APPROACH TO VALUE

This approach estimates the value based upon the reproduction or replacement cost new of the improvements, less accrued depreciation from physical, functional, and locational obsolescence, if any. To this is added the market value of the site, which is estimated at its highest and best use, that being for office buildings. The cost approach was not developed for this assignment and was not included within the scope of work given the depreciation and lack of similar competing land sales.

SALES COMPARISON APPROACH

To apply the sales comparison approach, the following steps are taken:

- (1) Research the market to obtain information on sales transactions, listings, and offerings to purchase properties that are similar to the subject property in terms of utility and highest and best use.
- (2) Verify the information by confirming that the information obtained is factually accurate and that the transactions reflect arm's length market considerations.
- (2) Select relevant units of comparison and develop a comparative analysis for each unit.
- (4) Identify the elements of comparison and compare the subject property and comparable sale properties; adjust the sale price of each comparable appropriately or eliminate the property as a comparable.
- (5) Reconcile the values indicated by the adjusted sales prices of the comparable to conclude to a value estimate for the subject property.

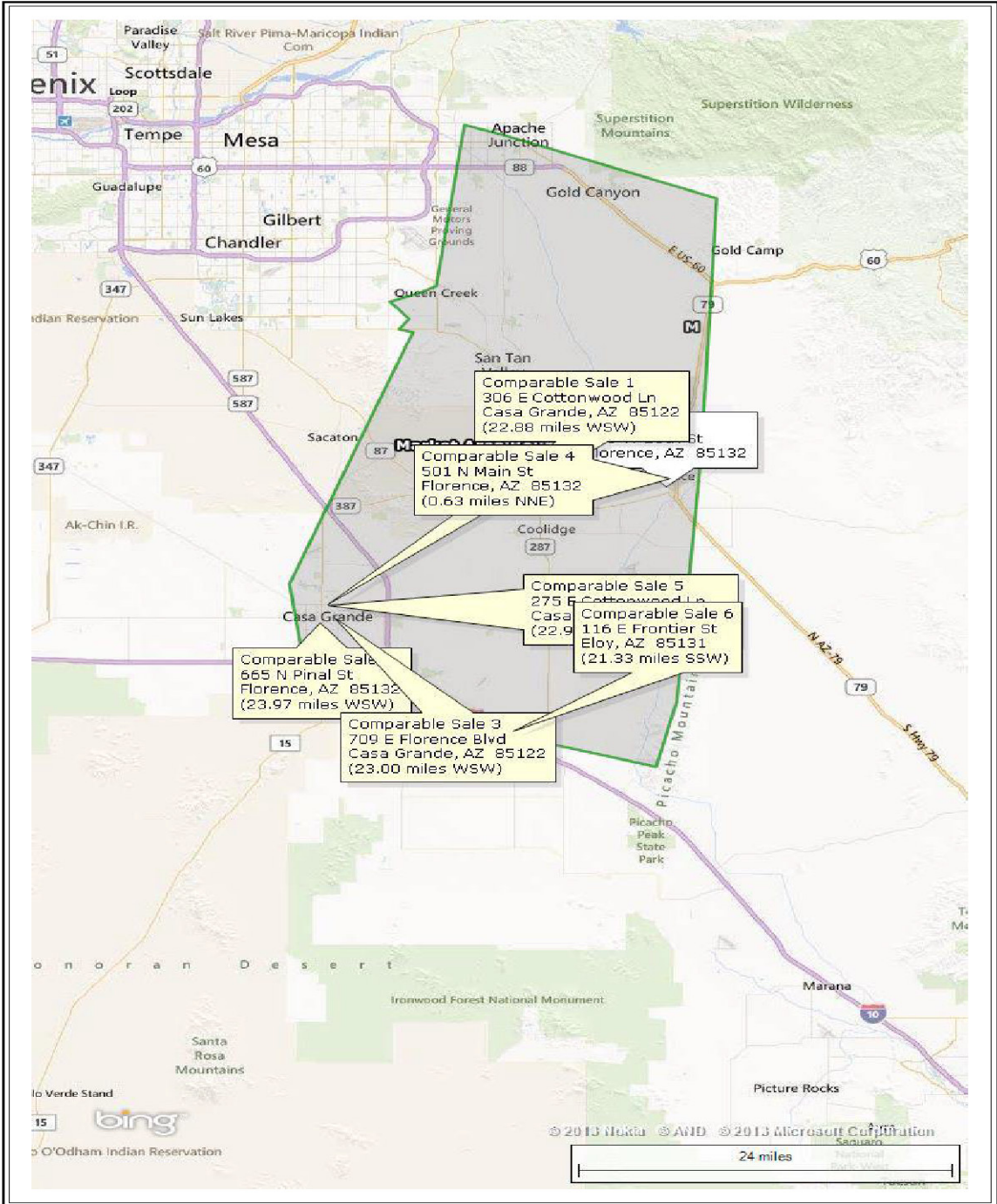
The application of this approach produces an estimate of value for the subject by comparing it with similar properties which have either recently sold or are currently listed for sale. After adjusting for differences, this process should result in a reasonable range of what a typical buyer would pay for the property. Most buyers refer to a specific unit of comparison depending on the type of property. For the subject property, this is the sales price per square foot of building area. The following pages contain maps illustrating the office sales and their locations with respect to the subject along with information on each of the specific sales utilized in this report.

Comparable Improved Data

(24 Mile Radius from Subject
Shaded area shows market area)

LOCATION MAP

Client: Pinal County Federal Credit Union	File No.: 1000 E Florence Blvd Casa Grande
Property Address: 200 W 20th Street	Case No.:
City: Florence	State: AZ Zip: 85132



Improved Sale No. 1



Property Identification

Location: 306 E Cottonwood Lane
City, State: Casa Grande, Arizona 85122
Parcel Number: 504-11-014B

Sales Data

623

Sale Price: \$348,000
Unit Price: \$69.43/SF of building
Recording Date: August 23, 2013; Record No. 070281 Co Star
Seller: J & F Associates, LLC
Buyer: Song, LLC
Terms: Cash sale at COE
Confirmation: Co-Star – Affidavit of Value, and Public Record

Site Data

Frontage:	Cottonwood Lane
Zoning:	Undesignated , City of Casa Grande
Building Area:	5,024 SF
Site Area total:	21,780SF
Land to Building Ratio:	4.33:1
Year Built:	1977

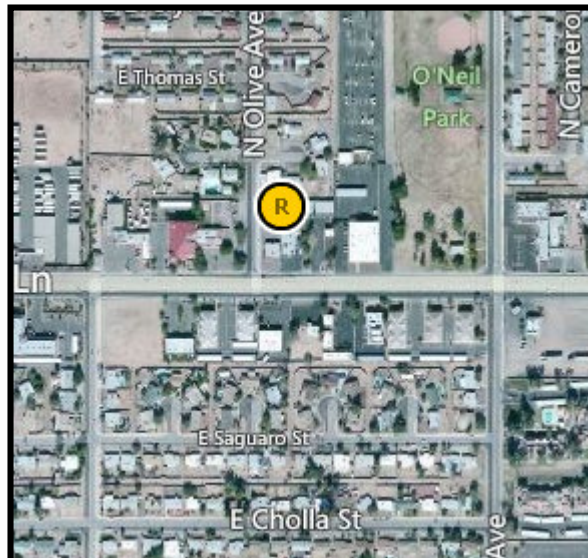
Property History

“Sale represents a 5,024 SF retail building sits on 21,780 SF of land and was built in 1977, sold for \$348,800 or about \$69 per square foot.

Confirmed this was an investment sale. At the time of sale the listing broker previously reported the rent \$3,800.00 + NNN's. The cap rate is approximate 12.90% with a \$45,000 NOI based on the numbers given out in 2012.

Finance: \$98,154 down payment. Escrow closed in about 30 days.

There was no reported deferred maintenance, or any conditions that affected the sale price. Dennis Kolodin of Metro Realty represented the seller and buyer” As reported in the CoStar Group notes.



Improved Sale No. 2



Property Identification

Location: 665 N Pinal Ave
City, State: Casa Grande, Arizona 85122
Parcel Number: 507-13-013B

Sales Data

Sale Price: \$300,000
Unit Price: \$50.95/SF of building
Sales Price: \$300,000
Recording Date: July 3, 2012; Record No. 056901
Seller: R. Deon Layton
Buyer: Los Inseparables, LLC c/o Ramon Gonzales
Terms: Cash to Seller
Confirmation: Co-Star – , Affidavit of Value and Public Record

Site Data

Site Area: 37,897 SF; 0.87 acres
Frontage: Pinal Ave
Zoning: B-3, City of Casa Grande
Building Area: 5,888 SF
Year Built: 1988
Land to Building Ratio: 6.43:1

Property History

This former office building has been converted into retail restaurant space, no prior sales have been noted, the property is in average to good condition, adequate parking and superior location compared to the subject.



Improved Sale No. 3



Property Identification

Location: 709 East Florence Boulevard
City, State: Casa Grande, Arizona 85122
Parcel Number: 507-03-019

Sales Data

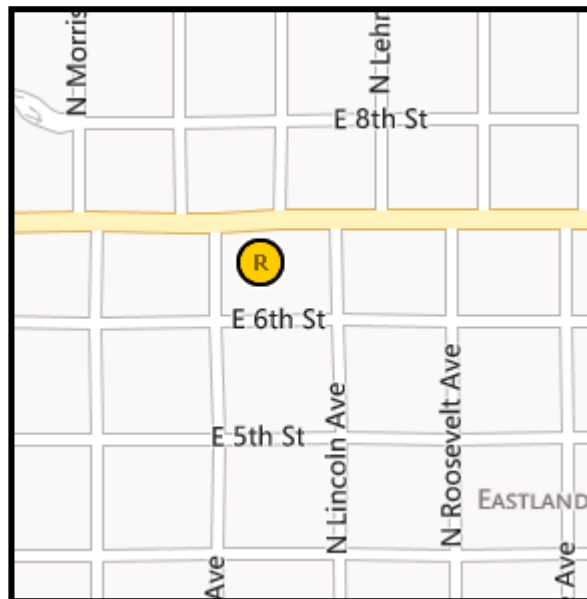
Sale Price: \$400,000
Unit Price: \$45.98/SF of building
Recording Date: December 28, 2012; Record No. 111708
Seller: Blewer Properties, LLC c/o Donna Blewer
Buyer: Herrera Properties, LLC; c/o Dennis Herrerae
Terms: Cash to Seller
Confirmation: Co-Star, Affidavit of Value and Public Record

Site Data

Site Area: 9,583 SF
Frontage: Florence Boulevard
Zoning: B-2, City of Casa Grande
Building Area: 8,700 SF
Land to Building Ratio: 1.10
Year Built: 1965

Property History

No prior three year sales history has been noted, the subject is superior to the subject in location and inferior with respect to build out



Improved Sale No. 4



Property Identification

Location: 501 N Main Street
City, State: Florence, Arizona 85132
Parcel Number: 200-48-006G

Sales Data

Sales Price: \$1,050,000
Unit Price: \$144.37/SF of building
Recording Date: October 8, 2013
Seller: 501 North Main Street Associates, LLC
Buyer: David S Hungerford
Terms: Cash to Seller -
Confirmation: Co-Star – and Public Record

Site Data

Site Area: 57,499 SF 1.32 acres
Frontage: Main Street
Zoning: Undesignated City of Florence
Building Area: 7,273 SF
Land to Building Ratio: 7.90:1
Year Built: 1997

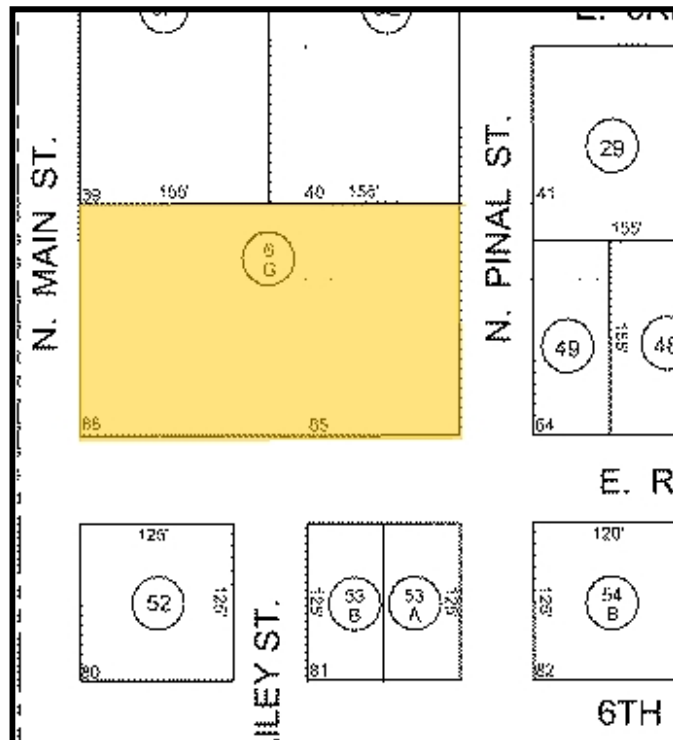
Property History

501 North Main Street Florence, AZ 85232, Northeast Corner of Main and Ruggles Streets, 7,273 GSF (6,496 Net Rentable Square Feet), 57,499 (1.32 Acres)

United States Postal Service Lease Expires November 21, 2016.

Lease includes two (2) five (5) year options to extend.

Annual Income \$88,272 (First Renewal Option Income Increases to \$131,600; Second Option Increases to \$145,476.00) No other three year sales history was noted, cap rate of 8.41% 585 day escrow



Improved Comparable No. 5



Property Identification

Location: 275 E Cottonwood Lane
City, State: Casa Grande, Arizona 85122
Parcel Number: 506-12-005

Sales Data

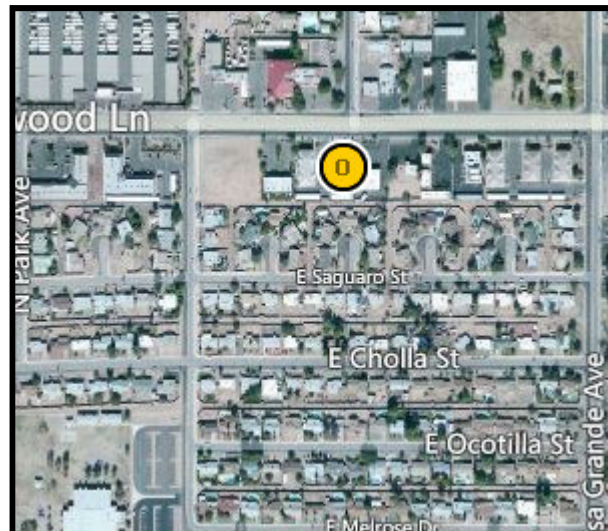
List Price: \$325,000
Unit Price: \$82.07/SF of building
Recording Date: 09/16/2012
Buyer: Salud for Women, PLLC
Seller: Great Western Bank
Terms: Cash Sale
Confirmation: Co-Star – Appraiser's own files

Site Data

Site Area:	20,791 SF; 0.48 acres
Frontage:	Cottonwood Lane
Zoning:	B-2, City of Casa Grande
Building Area:	3,960 SF
Land to Building Ratio:	5.25:1
Year Built:	2007

Property History

Prior sales information: Sold on 2/1/2011 Non-Arms Length
Sold for \$325,000 (\$82.07/SF) on 9/19/2012 The property was purchased by a Salud! for Women, a women's health boutique. The buyer plans on buying out one tenants lease. The remaining space is leased by another tenants which plans on staying. This property was exposed to the market for over 500 days, this was an REO sale.



Improved Comparable No. 6



Property Identification

Location: 116 Frontier Street
City, State: Eloy, Arizona 85131
Parcel Number: 405-02-154C

Sales Data

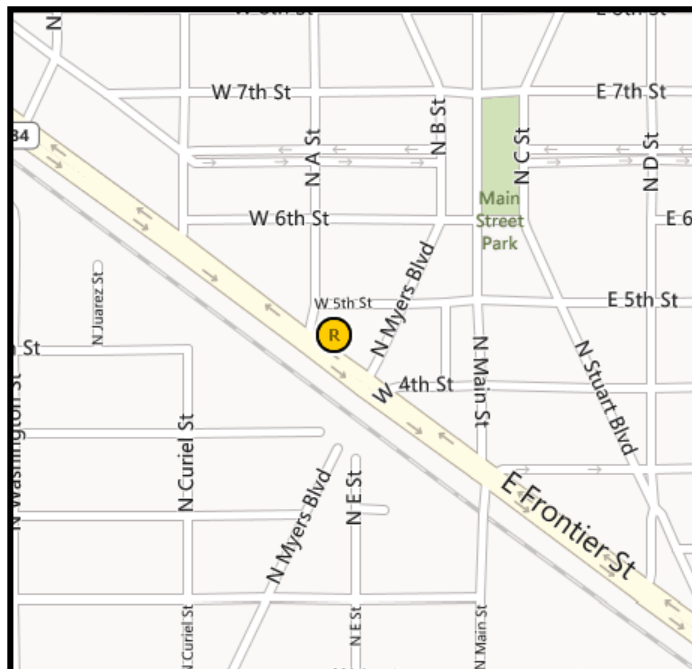
Sales Price: \$162,000
Unit Price: \$82.03/SF of building
Recording Date: October 19, 2012
Buyer: Pinal Hispanic Council, Inc
Seller: Great Western Bank
Terms: Cash Sale Assumed
Confirmation: CoStar, Public Records Doc #090496

Site Data

Site Area:	23,522 SF; 0.54 acres
Frontage:	Frontier Street
Zoning:	C-2, City of Eloy
Building Area:	1,975 SF
Land to Building Ratio:	11:90
Year Built:	2006

Property History

This is an REO sale, this property is very similar to the subject, complete with restaurant bar improvements, average condition with similar size and LTBR. The appraiser maintains a file on this property and is familiar with the condition etc. A location adjustment for the subject was warranted. The following comments were noted in CoStar information: *“Seller reported that the buyer had plans to purchase the property as a short sale but decided to let the bank foreclose on the property and then purchase the property from the bank. The buyer reported that they have plans of opening the restaurant in April 2013. The restaurant will be used as a business incubator for people in recovery. As part of their client’s recovery they will have the opportunity to work in the restaurant get real life skills so that when their recovery is over they will be able to go out in society and get a job.”*



Summary of Improved Comparables:

Comparable #	Subject	1	2	3	4	5	6
Location	S Central Ave 20 th Street Florence	306 E Cottonwood Lane Casa Grande	665 N Pinal Ave	709 E Florence Blvd	501 N Main Street Florence	275 E Cottonwood Lane Casa Grande	116 Frontier St Eloy
Recording Date	Current	08/23/2013	07/03/12	12/28/2012	10/08/213	09/19/2013	10/19/2012
Sales Price	NA	\$348,000	\$300,000	\$400,000	\$1,050,000	325,000	\$162,000
Price/SF of Bldg.	NA	\$69.43	\$50.95	\$45.98	\$144.37	\$82.07	\$82.03
Building Size (SF)	4,618	5,024	5,888	8,700	7,273	3,960	1,975
Site Size (SF)	24,393	21,780	37,897	9,583	57,499	20,791	23,522
Year built	1982	1977	1988	1965	1997	2007	2006
Land to building ratio	5.328:1	4.33:1	6.43:1	1.10:1	1997	5.25:1	11.90:1

Analysis of Comparable Sales

Available market data, recent trends and the appraisers' judgment were relied upon in estimating approximate percentage adjustments. These adjustments reflect a level of accuracy that does not always exist in the market, but allows the reader to follow the reasoning and rationale, which lead to the conclusions. Those sales with the least amount of adjustments are the most comparable to the subject. Adjustments to the indicated prices are made based on potential influence of the following factors:

- | | |
|-------------------------------------|-----------------------------------|
| A. Property Rights Conveyed | E. Location |
| B. Market Conditions (Time) | F. Physical Characteristics |
| C. Financial Terms/Cash Equivalency | G. Income Potential |
| D. Conditions of the Sale | H. Other Property Characteristics |

ADJUSTMENTS

Property Rights Conveyed:

The subject property is leased by currently six individual tenants with two units vacant. The owner has a leased fee interest which is has been explained earlier in this assignment as having the same impact currently in the market place as a ownership in fee simple. All of the comparables were transferred/sold with similar interest and therefore no adjustment was necessary for this category.

Financing Terms:

Adjustments are only made if the financing is not cash or a cash equivalent. A seller carryback will typically demand a higher price as it is considered favorable financing especially in the current credit market. All of the sales were purchased with cash or a cash equivalent and adjustments were not required.

Conditions of Sale/Market Conditions:

In analyzing the sales transactions, there were no unusual factors or conditions of sales were noted that would affect the sales price except the date of sale or time.

Prices in the current market are and have been relatively stable for the eighteen months. All of the sales occurred in this stable time period and therefore no adjustments were required for time.

Comparable #6 is an active multi tenant office/retail sale found on the subject street. A downward adjustment was applied for listing status.

Property Characteristics:

Before proceeding with adjustments for property characteristics such as location and size, the adjusted sale prices are broken down into a unit price, which in this case is the price per square foot. Whereas the preceding elements of comparison follow a sequential order (with an accompanying step by step calculation of the adjustment), there is no specific order for individual property characteristics. As a result, estimated percentage adjustments are summed, and applied in a single calculation to the unit price that has already been adjusted for property rights, financing, conditions of sale, and market conditions.

Location

The subject property is on the north side of San Tan Blvd east of Power Road in the unincorporated area of Maricopa County just outside the Town limits of Florence. Due to the lack of similar office retail sales in the immediate area due to lower buildup, it was necessary for the appraiser to extend the search into nearby competing areas such as Gilbert, Chandler and Mesa. Due to superior locations as a result of higher traffic counts, comparables 2, 3, 4 and 5 required downward adjustments for location.

Building Size

The subject property has a 11,590 square foot building and the comparable sales range in size from 8,085SF to 14,400 SF. Based on the theory that smaller properties will sell for more on a per-square-foot basis than will large properties, the per-SF sale prices of larger parcels are adjusted upward and vice versa. Sales 4

and 5 are larger than the subject and upward adjustments were applied. Comparable sale 1 is smaller than the subject and a downward adjustment was applied.

Age, Condition:

The subject property consists of one free standing building that will have a stucco exterior, original construction was started in 1982 and the subject was brought to a framed condition before being “mothballed” until now. The subject is in the process of construction restarting at the time of this report and the assignment is based on a subject to or hypothetical condition that the valuation be developed as if the improvements are in place. The scope of work for this assignment called for the appraiser to develop an opinion of market value based on the hypothetical condition that the improvements met a “vanilla shell” condition which his to include, rough plumbing, fire sprinklers, HVAC cooling and heating systems installed and the interior lighting and drywall paint and tape stage be complete. Based on the original construction and present construction the appraiser has used a blended effective age of 2 years.

Zoning:

Adjustments must be made if the legal use differs from the subject property or if the property will require rezoning to be legally permissible for the buyers intended use. The subject property is zoned C-3 General Commercial use. All of the comparable properties have commercial zoning which allows for office and retail use and therefore are similar to the subject and no adjustments were required.

Land to Building Ratio:

The subject property has a land to building ratio of 5.30:1. The comparable properties have land to building ratios which range from 1.7:1 to 5.1:1. Sales 1, 2, and 4 and 6 have land to building ratios that are larger than the subject and downward adjustments were required. Sale 3 has a land to building ratio which is similar to the subject and no adjustment was necessary.

An adjustment chart for these improved sale properties can be found on the next page.

Adjustment Chart for 200 W 20th Street Florence Arizona

Comparable #	Subject	1	2	3	4	5	6
Location	S Central Ave 20 th Street Florence	306 E Cottonwood Lane Casa Grande	665 N Pinal Ave Casa Grande	709 E Florence Blvd Casa Grande	501 N Main Street Florence	275 E Cottonwood Lane Casa Grande	116 Frontier St Eloy
Recording Date	Current	08/23/2013	07/03/12	12/28/2012	10/08/213	09/19/2013	10/19/2012
Sales Price	NA	\$348,000	\$300,000	\$400,000	\$1,050,000	325,000	\$162,000
Price/SF of Bldg.	NA	\$69.43	\$50.95	\$45.98	\$144.37	\$82.07	\$82.03
Building Size (SF)	4,618	5,024	5,888	8,700	7,273	3,960	1,975
Site Size (SF)	24,393	21,780	37,897	9,583	57,499	20,791	23,522
Land to building ratio	1982	1977	1988	1965	1997	2007	2006
Year Built	5.28:1	4.33:1	6.43:1	1.10:1	7.90:1	5.25:1	11.90:1
Financing Terms to Seller	Cash Sale (Assumed)	Cash Sale	Cash Sale	Cash Sale	Cash Sale	Cash Sale	Cash Sale
Property Right Conveyed	Fee Simple	Leased Fee	Fee Simple	Leased Fee	Leased Fee	Fee Simple & Leased Fee	Leased Fee
Conditions of Sale	Market	Market	Market	Market	Market	Market	Market
Market Conditions-Time	Current	0%	0%	0%	0%	0%	0%
Location	S Central Aveest	-10%	-10%	-10%	-20%	-10%	0%
Building Size (SF)	4,618	0%	10%	20%	10%	0%	-10%
Zoning	N-0	0%	0%	0%	0%	0%	0%
Land to building ratio	5.28:1	0%	-5%	20%	-15%	0%	-20%
Effective Age, 25 yrs	~25 yrs blended class C	0% Class C	25% Class C	0% Class C	-10% Class B Special use	-10% Class B	0% Class C
Other	Open & Covered parking	5%	0%	0%	0%	0%	0%
Net Adjustment		5%	20%	30%	-35%	-20%	-30%
Adjusted Price/SF		\$72.90	\$61.14	\$59.77	\$93.84	\$65.65	\$57.42
Mean	\$68.45						
Median	\$75.30						

The six comparable sales are located within a 24 mile radius of the subject and ranged in adjusted value from \$57.42 to \$93.84 per square foot of building. The aforementioned properties have an adjusted mean unit value of \$68.45 per square foot of building and an adjusted median of the range of \$75.30 per square foot of building area.

Summary and Conclusion

All of the comparable sales utilized in this analysis have been analyzed based on the price per square foot of building area, recognizing differentials associated with location and improvement characteristics.

My investigation of comparable sales activity targeted commercial buildings located within the general competing area of Pinal County which were between 1,975 and 8,700 square feet and which sold within the past fourteen months. The investigation revealed a reasonable amount of market activity and the most comparable properties were analyzed and adjusted to reflect the subject property in the current market.

The comparable sales are all indicative of the current market however; the most emphasis will be placed upon Sales 1 and Sale 2 which sales are considered to be the most analogous to the subject. Near equal emphasis will be placed upon the remaining four comparable properties

The subject property is comprised of, a single freestanding building owner user office/retail building. The mean and median were given emphasis in the final indicated value. The subject was valued based on the as is. The subject is believed to be in a average location for office improvements in the incorporated area of the Town of Florence within Pinal County. Parking is adequate and onsite private covered and open parking spaces are noted.

Given the aforementioned information and the physical characteristics of the subject along with its similarities to the comparable sales and emphasis on Sale 1, it is the appraiser's opinion that the subject property has a market value of at least \$65 but not over \$75 per square foot, say \$72 per square foot. Therefore the current market value of the subject property can be calculated as follows:

4,618 SF of building @ \$72 per SF of building = \$332,496

\$335,000 (Rd)

**Three Hundred Thirty Five Thousand Dollars
Value per Sales Comparison Approach**

INCOME APPROACH

The Income Capitalization Approach is a procedure in appraisal analysis whereby anticipated economic benefits to be derived from property ownership are converted into a value estimate through a capitalization process. The principle of “anticipation” that provides the foundation for this approach recognizes that a prudent investor understands the relationship between income and asset value. The process of estimating anticipated economic benefits from a particular property requires the estimation of potential income and expenses, and selection of the most appropriate capitalization method.

The subject property is an owner user, and has never been leased. Given the lack of competing leases in the immediate area, and the likely hood of continued owner user status, the income approach was not developed or deemed necessary to develop a reliable indication of market value.

FINAL ANALYSIS

The market values from the sales approach is summarized as follows:

Sales Comparison Approach \$ 335,000

In the Sales Comparison Approach to value the appraiser researched sales and listings of office buildings within a twenty five mile radius of the subject property. Given the lack of similar competing properties in the immediate area the search area was expanded in order to gather sufficient data to complete this development. The most comparable sales were further analyzed and compared to the subject in order to estimate a per unit value for the subject in the current market. This approach to valuation is a good indicator of value as it illustrates buyer and seller interaction in the market and is reflective of current market conditions.

The income approach was done as a test of reasonableness and contained within the appraiser’s own workfile, the results supported the logical conclusion based on the sales analysis.

Therefore the estimated current fee simple interest market value of the subject property located at S Central Ave 20th Street, in the Town of Florence is as follows:

\$335,000

One Million Two Hundred Twenty Five Thousand Dollars
\$72.54/SF of building
“As Is” Value

Addendum

Subject Photos

Tax and Assessor Information

Engagement Letter

Appraiser Qualifications

Subject Photos

Client: Pinal County Federal Credit Union	File No.: 1000 E Florence Blvd Casa Grande
Property Address: 200 W 20th Street	Case No.:
City: Florence	State: AZ
	Zip: 85132



View of the subject



view of subject street looking west



view of covered parking on subject site



view of subject



view of subject drive thru



view of east of the subject lot



interior conference room



view of work area



break room



additional sink plumbing fixtures



restroom fixtures



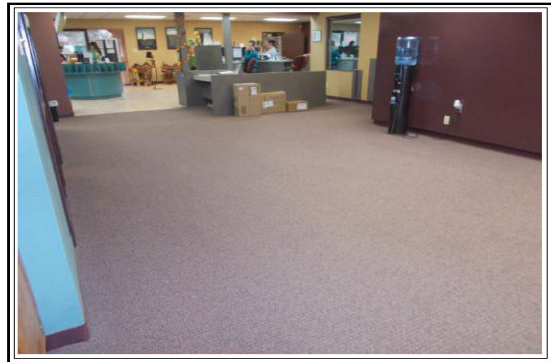
executive private office



restrooms



view of executive office



view of open work area



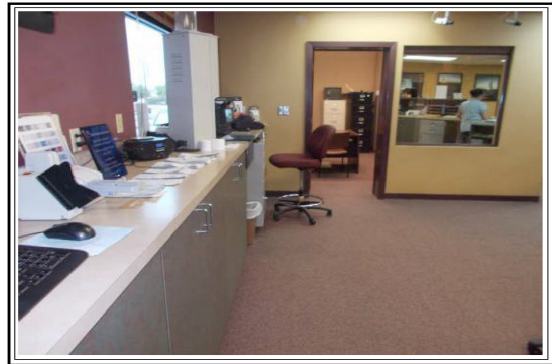
view of ceiling coverings and lighting fixtures



work area reception area



work room



back teller area



storage area



executive office



view of improvements across the street to the west



Tax and Assessor Information

Property Detail Report

For Property Located At :
200 W 20TH ST, FLORENCE, AZ 85132



Owner Information			
Owner Name:	PINAL COUNTY FEDERAL CREDIT UNION		
Mailing Address:	1000 E FLORENCE BLVD, CASA GRANDE AZ 85122-4630 C011		
Vesting Codes:	//		
Location Information			
Legal Description:	MROCK ADD FLO TR A	APN:	202-07-058
County:	PINAL, AZ	Alternate APN:	
Census Tract / Block:	9.02 / 1	Subdivision:	MROCK ADD
Township-Range-Sect:	5S-9E-02	Map Reference:	0205S09E / 1067-D4
Legal Book/Page:		Tract #:	A
Legal Lot:		School District:	
Legal Block:		School District Name:	
Market Area:		Munic/Township:	0115
Neighbor Code:			
Owner Transfer Information			
Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			
Last Market Sale Information			
Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			
Prior Sale Information			
Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			
Property Characteristics			
Year Built / Eff:	1982 /	Total Rooms/Offices:	
Gross Area:	4,600	Total Restrooms:	
Building Area:	4,600	Roof Type:	TRUSS-JOIST
Tot Adj Area:		Roof Material:	BUILT-UP
Above Grade:		Construction:	CONCRETE
# of Stories:	1.00	Foundation:	CONCRETE
Other Improvements:		Exterior wall:	CONCRETE BLOCK
		Basement Area:	
		Garage Area:	
		Garage Capacity:	
		Parking Spaces:	
		Heat Type:	HEATED
		Air Cond:	YES
		Pool:	
		Quality:	
		Condition:	
Site Information			
Zoning:		Acres:	0.56
Lot Area:	24,500	Lot Width/Depth:	x
Land Use:	FINANCIAL BUILDING	Commercial Units:	
Site Influence:		Sewer Type:	
		County Use:	
		State Use:	CREDIT UNION (1630)
		Water Type:	
		Building Class:	C
Tax Information			
Total Value:	\$223,570	Assessed Year:	2014
Land Value:	\$24,500	Improved %:	89%
Improvement Value:	\$199,070	Tax Year:	2013
Total Taxable Value:	\$35,771	Property Tax:	\$6,462.52
		Tax Area:	0115
		Tax Exemption:	

Engagement Letter



November 07, 2013

Johnson Appraisal Group, PLLC
Attn: Chuck Johnson
211 N. Florence Street
Casa Grande, Az 85122

Re: Appraisal Engagement
200 W. 20th Street, Florence, Arizona , Parcel # 202-07-0580

Dear Mr. Johnson,

This letter is to request engagement of your appraisal services as per our discussion on October 30, 2013. Please prepare an appraisal in summary format. Your assignment is to estimate the "as is" market value. Please use all three approaches, sales, cost and income. The agreed upon fee is \$2,500.00 with a delivery date no later than November 22, 2013. Please provide the appraisal results via email plus one hard copy. Please provide us with an invoice upon completion for payment.

The contact person for your appraisal process is Randy Wheeler, Pinal County Federal Credit Union. His direct cell number is 520-431-1614.

Please send the completed appraisal to my email at ddill@pinalcountyfcu.com, the hard copy can be mailed or brought to me at 1000 E. Florence Blvd., Casa Grande.

If you have any questions, please feel free to call me directly at 520-381-3028.

Sincerely,

Dixie Dill, Commercial Loan Processor
1000 E. Florence Blvd
Casa Grande, AZ 85122
(520) 381-3128 (Office)
(520) 381-2028 (Direct Fax)
ddill@pinalcountyfcu.com

Toll Free: 800-221-4179 or www.pinalcountyfcu.com

STATE OF ARIZONA
BOARD OF APPRAISAL

BE IT KNOWN THAT

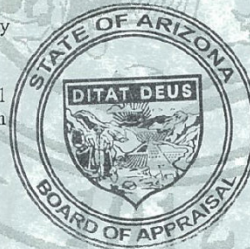
HOWARD C. JOHNSON
HAS MET ALL THE REQUIREMENTS AS A
Certified General Real Estate Appraiser

In accordance with Arizona Revised Statutes and on authority of the Board of Appraisal, State of Arizona.

This registration shall remain evidence thereof unless or until the same is suspended, revoked or expires in accordance with provisions of law.

CERTIFICATE NUMBER
31512

EXPIRATION DATE
March 31, 2015



In witness whereof the Arizona Board of Appraisal caused to be signed by the Chair of the Board and the Executive Director


Chair, Board of Appraisal 2-11-2013
Date Issued


Executive Director of the Board of Appraisal 2-11-2013
Date Issued

SHALL REMAIN PROPERTY OF ARIZONA BOARD OF APPRAISAL



Curriculum Vitae

H. Charles Johnson (Chuck), A.S.A.A., J.D., Appraiser, & Consultant.
211 N Florence St. Casa Grande, AZ 85132 Phone: Pinal County (520) 836-6201
Maricopa Co. (480)782-9291, email: rockyappr@aol.com, & Chuck@Johnsonappraisal.co

Mailing Address: Johnson Appraisal Group, PLLC P.O. Box 24184 Chandler, AZ 85248

PROFESSIONAL LICENSES and DESIGNATIONS:

Certified General Appraiser, **State of Arizona**. Cert #31524 expiration date: 03/31/2015

Certified General Appraiser, **State of Utah** Cert #5451953-CG00 exp date: 11/30/2014

Certified General Appraiser, **State of Idaho** Cert # CGA-1755 expiration date: 11/16/2013

Certified General Appraiser, **State of Montana** Cert # 886 exp date: 03/31/2013

Certified Appraiser Instructor in the following States: Utah, Arizona, Idaho, Texas, Nevada, and California.

AMERICAN SOCIETY of AGRICULTURE APPRAISERS, 2024 Senior Appraiser

MSA Designation (Master Senior Appraiser) #7461 Designated by National Association of Master Appraisers, 09/01/93

AAR Designation (Accredited Review Appraisers Council) #1461 Designated by Accredited Review Appraisers Council

BOARD Certified in BUSINESS APPRAISAL (Professional Certification Board of the Real Estate Law Institute) 09/30/92

BOARD Certified in MANUFACTURED HOUSING APPRAISAL (National Association of Manufactured Housing)

MAA Designation #185, National Association of Appraisers

FHA/HUD approved Appraiser since 1991 in Utah and Arizona

AQB Certified USPAP Instructor, The Appraisal Foundation #10463 issued: 03/25/2004

EDUCATION:

High School: Layton High School, 440 Wasatch Blvd., Layton, UT, 84041 Graduate 1975.

College: Weber State University, Harrison Blvd., Ogden, UT, 84403 Graduate 1981 A.S. (Associate of Science).

College: Western Illinois University, Macomb, IL Graduate 1988 B.A. (Bachelor of Arts).

Graduate College: City University of Los Angeles, Wilshire Blvd., L.A., CA 1991 J.D.
(Juris Doctorate).

APPRAISAL WORK RELATED EXPERIENCE:

1989-2000 Owner operator of: Rocky Mountain Appraisal, Inc. 690 North Main Street Kaysville, Utah 84037. Managed and operated a Real Estate Appraisal business, 1-5 full time Appraiser with 2-4 support staff. Appraising single family homes, along the Wasatch Front of Northern Utah. Additional assignments in: Vacant Land, complex properties, income properties, and commercial assignments.

2000-present Owner operator of Johnson Appraisal Group, PLLC. Appraising Real Property located in Maricopa, Pinal, Pima and Yuma Counties, Commercial, Land, and Residential Disciplines, located throughout the State of Arizona.

APPRAISAL INSTRUCTION EXPERIENCE:

1998-Present: Independent Instructor for Lincoln Graduate Center, located in San Antonio Texas, Certified and instructed classes in the following subject matter and disciplines: Basic Fundamental Appraisal Techniques, Uniform Professional Standards, Income Producing Property, FHA/HUD Guidelines and Standards, Appraisal Review, Manufactured Housing, Capitalization, Yield, and income analysis. Taught in the following States: Utah, Arizona, Nevada, Idaho, Texas, California, Washington, Hawaii, Mississippi, Lincoln Graduate Center, Las Vegas, NV 1991 Oregon.

2004-Present: Active Faculty Member of The Columbia Institute, 8546 Broadway #237 San Antonio, Texas 78217

PUBLICATIONS, AWARDS, and LECTURES:

Articles in National Master Appraiser published by Lincoln Graduate Center, Assisted in the Review and Authorship of: Course #524 Lincoln Graduate Center: "Income Appraisal Review" 2001 "Rookie of the Year" instructor award by: Lincoln Graduate Center, Guest speaker to: "Instructors Workshop" for Lincoln Graduate Center for the following years: 2000, 2001, 2004.

Significant contribution to Appraising Foreclosed Properties course published by Columbia Institute, 2008

Awarded winning Instructor for "The Columbia Institute" 2005, 2006, 2007

PARTIAL LIST OF SEMINARS, CLASSES, and WORKSHOPS:

"Foundations of Real Estate Appraisal" Appraisal Institute Utah Chapter 1991

"Appraising the Single Family Residence" Appraisal Institute Utah Chapter 1991

"Intro to the Income Approach to Value" International Right of Way Association, Utah 1991

"Direct Capitalization" Lincoln Graduate Center, Las Vegas, NV 1991

"Yield Capitalization" Lincoln Graduate Center, Las Vegas, NV 1991

"Financial Analysis" Lincoln Graduate Center, Las Vegas, NV 1991

"Principles of Business Appraisal" Lincoln Graduate Center, Las Vegas, NV 1992

"Principles of Appraisal Review" Lincoln Graduate Center, Las Vegas, NV 1993

"Adjustment Process" Appraisal Institute Utah Chapter, 1993

"Understanding and Developing Depreciation" Appraisal Institute Southern Idaho Chapter 1994

"FHA Update" HUD Salt Lake City Office Utah 1994

"USPAP" Lincoln Graduate Center, San Antonio, Texas 1995

"Principles of Property Inspection" Lincoln Graduate Center, Las Vegas, NV 1996

"Manufactured Housing" Lincoln Graduate Center, Las Vegas, NV 1997

"Radon and Real Estate" Utah State Division of Radiation Control Salt Lake City Utah 1998

"National USPAP Instructor Course" Appraisal Foundation. Phoenix Arizona 2003

"Using the New Fannie/Freddie Appraisal Forms" The Columbia Institute. Tucson AZ 2005

Commercial Investment Appraisal" Lincoln Graduate Center, Reno NV 2005

"National USPAP Instructor Recertification Course" Appraisal Foundation. Phoenix Arizona 2006

Understanding Property Characteristics" The Columbia Institute. Phoenix, AZ 2007.

"USPAP update", The Columbia Institute, Salt Lake City, Utah 2008

Appraiser Instructor Workshop, San Antonio Texas, February 2008

"Fair Housing" Florence School of Real estate, Florence Arizona July 2008

"What Commercial Clients would like Appraisers to know" Appraisal Institute, Phoenix November, 2008.

"Eminent Domain & Condemnation", Appraisal Institute, Phoenix December 2008

"A Day With The Appraisal Board", Arizona Board of Appraisal, March 1982

"USPAP update", The Columbia Institute, Salt Lake City, Utah, August. 1982

"Fannie Mae Today" ".The Columbia Institute, Salt Lake City, Utah, August. 1982

"FHA Today" ".The Columbia Institute, Salt Lake City, Utah, August. 1982

"Identifying Relevant Characteristics" ".The Columbia Institute, Salt Lake City, Utah, August. 1982

"Appraiser liability" Arizona Appraisers State Conference, Phoenix AZ, Oct. 1982

"Appraisal Management Companies, Laws, & Issues, AZ Appraisers Conference, Phoenix AZ., October 1982

"Economic Outlook, Mortgage Fraud" Az Appraisers State Conf. Phoenix, AZ, Oct. 1982

AQB Certified USPAP Instructor renewal 2010-2011, 04/01/2010

7 hour national USPAP Course, 24/1982 Denver Colorado

32 hour International Society of Livestock & Farm Equipment Appraisal

24 hour Arizona State Board of Equalization and Hearing Officer Training Seminar, Phoenix Arizona, June 2010.

December 2010, Appraisal Institute, Business Practices and Ethics

June 2011, State of Arizona Board of Equalization Hearing Officer Training 24 hrs.

August 2011, "How to Complete Today's FHA Appraisal" 7 hrs HUD- PHX AZ

August 2011, "Report Writing – the UAD" 8 Hours Boise Idaho

August 2011, "USPAP 7 hour update" Boise Idaho

August 2011, Practice of Appraisal Review-FHA Protocol, Boise Idaho

August 2011, US Department of Housing & Urban Development (HUD) "How to

June 2024, "The Appraiser As An Expert Witness" Appraisal Institute ~ Phoenix AZ

Complete Today's FHA Appraisal" Phoenix Arizona. 7 hours

January 2013, “Business Valuations, Fundamentals, Techniques, Theory, Applications & Calculations of the Income and Asset Approaches to Value, Competed Transaction and Guideline Public Comparable Methods, Special Purpose Valuations, Case Studies in Business Valuation.” 45 Hours & Exam.~ Florence, AZ. Consultants Training Institute
February 2013~ National USPAP update ~ Instructor ~ AZ School of RE & Business, Florence, AZ ~ 7 Hours.

February 2013~ Appraiser Supervisor class ~ AZ School of RE & Business, Florence, AZ ~ 4 Hours

February 2013~ 7 hrs, AFMRA Agriculture Forum, Phoenix, AZ

PARTIAL LIST OF CURRENT AND PREVIOUS CLIENTS:

State of California Probate Court, Chase Home Loans, Washington Mutual Bank, M & I Bank, Countrywide Home Loans, Wells Fargo Bank, City of Chandler Arizona, Bank One, Desert Schools Credit Union, US Bank, Arizona Federal CU. Alliance Bank of AZ , Federal Deposit Insurance Corporation. Bank of America, United State Bankruptcy Court. Utah District ,and Arizona District. Central Bank of Arizona,

MOST RECENT EXPERT WITNESS EXPERIENCE

Expert Witness Testimony: 02/18/2011 Superior Court of the State of Arizona, Pima County M & I Bank v. Jeff Porteck case# C20102134

Expert Witness Testimony: 10/27/2010 US Bankruptcy Court District of Arizona re: Chapter 11 proceedings, The Pecans of Florence, LLC case # 2:09bk-29332-EWH

Most recent Deposition: 10/18/2010 Tiffany & Bosco, P.A. case # C20102134

Expert Witness Testimony: 03/04/2011, Arizona Superior Court Maricopa County, Trial #FC2010-051577, Roubicek v. Stout

Expert Witness Testimony: 11/10/2011, Tiffany & Bosco, P.A. Case #10-31085 Pinal County Superior Court (Tranquucci)

Expert Witness Testimony: 2/1/2024, Jackson White, P.C. Case #CV2011-0069231085 Pinal County Superior Court (M & I Bank v.Lisa L. Kolar Honorable, Janna L Vanderpool

Expert Witness Testimony: 09/18/2024, Cooper & Rueter, LLC, Case #CV201000573, Pinal County Superior Court (Claudio Nava Tapia v. Terri L Fetters). Honorable Bradley M Soos.

Appointments:

Coconino County Board of Equalization, Hearing Officer, 1982 - Current

Apache County Board of Equalization, Hearing Officer, 2010 - Current

Navajo County Board of Equalization, Hearing Officer, 2010 - Current



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 8b.

MEETING DATE: February 18, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Jasper Halt, Librarian and Lisa Garcia
Deputy Town Manager/Town Clerk

SUBJECT: Intergovernmental Library Agreement between
the Town of Florence and the Florence Unified
School District

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Approval of entering into an Intergovernmental Library Agreement between the Town of Florence ("Town") and the Florence Unified School District ("District").

BACKGROUND/DISCUSSION:

The Florence Community Library has enjoyed a long partnership with the Florence Unified School District. It has acted as a joint-use facility, serving both as the public library for the Town of Florence and as the school library for Florence High School.

An Intergovernmental Agreement (IGA) to provide joint-use library services between the Town and the District was first entered into on September 20, 1996. The original IGA has been revised and extended multiple times since that date. The agreement finally expired September 30, 2013. On that occasion, the District elected to sever the agreement, in order to use the facility for direct use by the school.

The Town is in the planning stages of constructing a new library facility, with a projected completion date in May 2015. An Interim Intergovernmental Library Agreement has been drafted by the Town and the District to allow continuous library service to the public until that facility is ready to open.

During this interim period, the library will continue to act as a joint-use facility, open to members of the general public, as well as to District students, faculty, and administrators. Standards for operation will remain consistent with those that have existed, including staff qualifications, materials selection guidelines, and circulation policies.

The agreement expires on May 31, 2015. The Town agrees to vacate if the new library facility is completed before that date. The agreement can only be extended or modified by a written agreement signed by all parties.

FINANCIAL IMPACT:

During the 15-month period covered by this agreement, the District will lease the current library facility to the Town for a sum of \$25,000 (Twenty-Five Thousand Dollars), payable in five (5) installments of \$5,000 (Five Thousand Dollars) each. The first installment will be due on the effective date of the new agreement. The Town will cover all other operational costs for the Library.

STAFF RECOMMENDATION:

Staff recommends Council enter into the Intergovernmental Library Agreement with the Florence Unified School District.

ATTACHMENTS:

IGA

INTERIM INTERGOVERNMENTAL LIBRARY AGREEMENT
BETWEEN FLORENCE UNIFIED SCHOOL DISTRICT NO. 1 and the
TOWN OF FLORENCE

This interim agreement is made and entered into this _____ day of February, 2014, by and between the Town of Florence, an Arizona municipal corporation (“Town”) and the Florence Unified School District No.1 of Pinal County, a political subdivision of the State of Arizona (“District”), collectively referred to in this Agreement as the “Parties”.

WHEREAS, the Town of Florence and the Florence Unified School District are legally authorized to enter into intergovernmental agreements for services or for the exercise of joint or common powers, pursuant to Arizona Revised Statutes Sections 11-951, *et seq.*; and

WHEREAS, the Town and the District are further authorized to enter into such agreements pursuant to A.R.S. § 9-411 *et seq.*, § 15-362 and § 15-1105(A) respectively; and

WHEREAS, while the Parties have participated in a joint-use library agreement for many years, it is now their intent to mutually agree on a reasonable termination of that partnership; and

WHEREAS, the Town of Florence desires to continue to provide continuous library services to its residents during this transition; and

WHEREAS, the Town of Florence has expressed its desire to build a public library for the use of its residents;

NOW, THEREFORE, in consideration of the mutual promises contained in this interim agreement and other good and valuable consideration, the parties agree to the following terms to govern an orderly exit of the Town of Florence Library from the Florence High School Library:

I. General

- A. The District will lease to the Town that portion of the high school campus in which the library is located for the purposes of operating a public library; provided, however, that the District retains the right to maintain its materials in the area already occupied by the District.
- B. The Town will pay the District the sum of \$25,000 (Twenty-Five Thousand Dollars) for the 15 month term of this agreement. This amount is payable in five (5) installments of Five Thousand Dollars each (\$5,000) with the first installment due on the effective date of this agreement.

- C. The interim library facility shall be open for use to District students, faculty and administrators and members of the general public, in accordance with the policies and procedures as may be developed pursuant to this interim agreement.
- D. The hours of operation shall be as described in Exhibit A hereto. During the term of this interim agreement, the parties shall provide at least 72 hours notice of changes in the hours of operation.
- E. Standards for the operation of the joint library facility shall be generally consistent with the standards that have governed the operation of the library facilities, including staff qualifications, materials selection guidelines, and circulation policies (e.g. students and staff will be held responsible for charges incurred for overdue, lost and damaged materials).

II. Responsibilities

During the period of this interim library agreement, the District shall provide the following:

- 1. The library at Florence High School, with landscaping and an entry/exit to the library.
- 2. Parking facilities as determined by the District for use by the general public.
- 3. Staff work area, including such offices as may be reasonably necessary, restroom facilities for staff and public use in the library.
- 4. Drinking fountains.
- 5. One (1) gate for book theft detection system.
- 6. Maintenance and repair of District equipment and machines.

During the period of this interim library agreement, the Town shall provide the following:

- 1. Movable furniture and appropriate library accessory items to include book shelves, desks, tables, chairs, study carrels and interior signage. All of these "movable fixtures" shall constitute personal property of the Town and shall not be considered a part of the realty.
- 2. Terminals necessary to support the Town's management information system and costs of related telecommunications and computer storage equipment for connection to the Pinal County Library District network.
- 3. Office supplies necessary for operating the library.
- 4. Typewriter, copier, fax machine, book carts, kick stools.
- 5. Book theft detection system and maintenance of the system.
- 6. One (1) metal book drop located outside of the library.
- 7. Twenty (20) computers to provide access to resources.
- 8. All staff salaries and benefits as determined appropriate by the Town.
- 9. Maintenance, repair and replacement of Town computers and terminals.
- 10. Maintenance, repair and replacement of Town office machines and furniture.
- 11. Book mending and repair.

12. Custodial and building interior maintenance.
13. Responsibility for damages to District equipment that library staff or general public use
14. The Town will develop reasonable security measures during the term of this interim agreement.

The Town shall interview and select qualified individuals to fill its staffing requirements. The Town shall use its best effort to insure that the persons selected have good interpersonal skills and work well with the public.

The Town agrees that prior to placing staff, the Town shall require its employees be fingerprinted in accordance with A.R.S. § 15-512 and any successor provision. Any Town employee who has provided information inconsistent with the fingerprint check shall be immediately transferred from the library and disciplined pursuant to Town policies and procedures.

The Library Director shall be responsible for the overall supervision and scheduling the combined staff, operation of the facility, collection development, training and budgeting.

V. Operations, Management, Procedures

- F. Town personnel, under the direction and supervision of the Library Director, shall be responsible for the day-to-day operations of the library. To the extent practicable, the library shall be operated in accordance with the policies and procedures in effect in other libraries operated by the Town.
- G. The Parties shall consult on matters of mutual interest and concern. The Library Director, in consultation with the District, shall have the final authority to determine issues concerning the operation of the library. The District shall have the final authority to determine issues concerning facility maintenance, security and premises safety.
- H. The Library Director shall be responsible for responding to complaints of the public pertaining to the operation of the Library. The District Superintendent or her designee shall be responsible for responding to complaints concerning the physical premises, security and student behavior.
- I. The Library Director, after consulting with the District, may make such rules and regulations as are reasonably necessary for the safe, efficient, and effective operation of the facility. The District shall make applicable to the students such rules and regulations as are deemed reasonably necessary to insure that students use the library in an appropriate manner. This may include taking such steps as are necessary to insure that borrowed items are returned on a timely basis and that overdue charges are paid.

- J. The Town shall have the right to all fines paid for overdue books. The party owning or leasing any particular coin-operated or pay-per-use equipment or machine shall be entitled to any revenue attributable to the equipment or machine.

VI. Purchasing and Property

- K. Each of the Parties shall own any and all personal property it either purchased, paid for, brought into or existed in the library at the inception of the joint-use library agreement. Upon expiration of the term of this interim agreement, each of the Parties shall be entitled to the exclusive possession and control of the personal property and may use or dispose of it as it sees fit.
- L. All property required to be provided by the parties to this interim agreement shall be purchased or otherwise acquired in accordance with the legal requirements of the State of Arizona, the District, the Town and, if applicable, the federal government. Public competitive bidding shall be used as required by law, and it shall be the responsibility of the acquiring party to insure that there is compliance with such laws.
- M. All furnishings shall remain the property of the purchaser during and after the term of this interim agreement.
- N. To the extent additional furniture or equipment is determined to be necessary and appropriate, the Parties shall confer in good faith to determine responsibility for the purchase, maintenance and repair of said equipment. Equipment related to the standard operation of a public library shall be provided by the Town. Equipment related to the standard operation of a school library shall be provided by the District.

VII. Term

- O. The term of this interim agreement shall not exceed fifteen (15) months and shall expire on May 31, 2015. The Town agrees that if it completes the construction of a new public library, or finds a suitable home for the public library, it will vacate the Florence High School library before that date. There is no penalty for early termination of this interim agreement by the Town.
- P. This interim agreement cannot be extended beyond its term unless agreed to in writing by the parties hereto.

VIII. Insurance

- Q. Each party shall secure and maintain during the life of this interim agreement: statutory workers' compensation; employer's liability of \$1,000,000/\$1,000,000; commercial general liability, including contractual liability for assumption of the tort liability under this interim agreement, and personal injury liability with limits of not less than \$1,000,000 per occurrence; and commercial automobile insurance for any owned, hired or non-owned autos, with a limit of not less than \$1,000,000 each

accident. Each party shall retain the option of discharging this obligation by means of funded self-insurance. Should coverage be provided on a claims-made basis, the reporting period for claims shall be written so that it can be extended for not less than two years.

The District shall secure and maintain property insurance coverage protecting the library structure and its personal property against all risk of physical damage loss for their full replacement cost. The Town shall obtain similar coverage for the personal property it maintains in the library structure. The District and the Town hereby mutually waive their respective rights of recovery against each other for any loss insured by property insurance coverage existing for the benefit of the respective parties.

The Town's responsibility, whether by insurance coverage or self-insurance, shall be primary or designated as primary in respect to the acts and omissions of its employees and the general operation of the interior of the library.

The District's responsibility, whether in insurance coverage or self-insurance, shall be primary or designated as primary in respect to the acts and omissions of its employees and for all of the exterior areas of the library.

IX. Hold Harmless and Indemnification

- R. The Town shall defend, indemnify and hold harmless the District, its officers and employees, from and against any and all claims, demands, suits, actions or proceedings of any kind or nature, for damages to property or injuries to or death of any person or persons, including employees or agents of the District, and including, but not by way of limitation, workers' compensation claims, resulting from or arising out of the negligent or wrongful acts, errors, or omission of the Town, its employees or subcontractors.

The District shall defend, indemnify and hold harmless the Town, its officers and employees, from and against any and all claims, demands, suits, actions or proceedings of any kind or nature, for damages to property or injuries to or death of any person or persons, including employees or agents of the Town, and including, but not by way of limitation, workers' compensation claims, resulting from or arising out of the negligent or wrongful acts, errors, or omission of the District, its employees or subcontractors.

In the event of any third party legal action against both the District and the City, the parties hereto agree to discuss and analyze the benefits of a common but mutual defense.

X. Notice

- S. Whenever a notice is either required or permitted to be given, it shall be given in writing and delivered personally, or delivered by the postal service, certified mail, return receipt requested, to the other party at the address indicated below, or at such other address as may be designated by either party:

Town Manager
Town of Florence
775 N. Main Street
P.O. Box 2670
Florence, AZ 85232

District Superintendent
Florence Unified School District
350 S. Main Street
P.O. Box 2850
Florence, AZ 85232

XII. Merger, Severability and Reformation

- T. This interim agreement contains all of the agreements, understandings, and promises of the parties. It may be modified only by a written agreement signed by the parties.

The invalidity in whole or in part of any provision of this interim agreement shall not void or effect the validity of any other provision of this interim agreement, since it is the intent of the parties that any provision deemed invalid can be made enforceable by deleting or limiting the invalid provision, each party agrees this interim agreement shall be reformed and amended so that the same shall be enforceable to the fullest extent possible.

XIII. Counterparts

This interim agreement may be executed in one or more counterparts, each of which shall be deemed an original.

XIV. Conflict of Interest

This interim agreement is subject to termination pursuant to A.R.S. Section 38-511.

IN WITNESS WHEREOF, the parties have executed this interim agreement by signing their names on the day and date first written above.

ATTEST:

TOWN OF FLORENCE

City Clerk

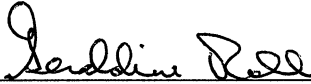
By: _____
Mayor

APPROVED AS TO FORM:

Attorney, Town of Florence


FLORENCE UNIFIED SCHOOL
DISTRICT NO. 1

APPROVED AS TO FORM:



Attorney, Florence Unified School District

By: _____
Board President

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 8c.
MEETING DATE: February 18, 2014 DEPARTMENT: Administration STAFF PRESENTER: Lisa Garcia Deputy Town Manager/Town Clerk SUBJECT: Resolution No. 1421-14: Calling a Special Election		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Adoption of Resolution No. 1421-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ORDERING AND CALLING, A SPECIAL ELECTION TO BE HELD ON MAY 20, 2014, IN AND FOR THE TOWN OF FLORENCE, ARIZONA, TO SUBMIT TO THE QUALIFIED ELECTORS OF THE TOWN THE QUESTION OF THE ACQUISITION OF THE WATER AND WASTEWATER UTILITIES OWNED BY JOHNSON UTILITIES, LLC, AND SOUTHWEST ENVIRONMENTAL UTILITIES, LLC.

BACKGROUND/DISCUSSION:

Arizona law requires cities and towns to obtain voter authorization before construction, purchase, acquisition or lease of any plant or property of a public utility. This measure will determine whether the Town of Florence shall be authorized to acquire and operate the water and wastewater utilities owned by Johnson Utilities, LLC, and Southwest Environmental Utilities, LLC.

May 20, 2014 has been set as the date for the Special Election in the Town of Florence, Arizona, for the purpose of submitting to the qualified electors of the Town the question of acquiring the water and wastewater utilities owned by Johnson Utilities, LLC, and Southwest Environmental Utilities, LLC, utility systems and the water and wastewater facilities, including but not limited to, well sites, pumping stations, wastewater treatment plants, setback areas, access rights, current and future water delivery systems, and the service area connected to or associated with them necessary to provide utility service within and outside the Town limits.

Resolution No. 1421-14 authorizes the Town Clerk to take all necessary action to facilitate the election.

FINANCIAL IMPACT:

Fiscal impact is approximately \$12,000. The details are included in the Council Action Form asking for authorization for the Town of Florence to enter into an intergovernmental agreement with Pinal County Recorder for election and voter registration services.

STAFF RECOMMENDATION:

Staff recommends the adoption of Resolution No. 1421-14.

ATTACHMENTS:

Resolution No. 1421-14

RESOLUTION 1421-14

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ORDERING AND CALLING, A SPECIAL ELECTION TO BE HELD ON MAY 20, 2014, IN AND FOR THE TOWN OF FLORENCE, ARIZONA, TO SUBMIT TO THE QUALIFIED ELECTORS OF THE TOWN THE QUESTION OF THE ACQUISITION OF THE WATER AND WASTEWATER UTILITIES OWNED BY JOHNSON UTILITIES, LLC, AND SOUTHWEST ENVIRONMENTAL UTILITIES, LLC.

WHEREAS, the Mayor and Council of the Town of Florence, Arizona, (hereinafter referred to as the "Town") hereby find and determine that the Town should acquire by purchase or condemnation, the water and wastewater utilities and related assets owned by Johnson Utilities, LLC, and Southwest Environmental Utilities, LLC, which provide a portion of the Town's residents with water and wastewater service so as to enable the Town to own and operate the utilities; and

WHEREAS, Arizona law requires cities and towns to obtain voter authorization before construction, purchase, acquisition or lease of any plant or property of a public utility. This measure will determine whether the Town of Florence shall be authorized to acquire and operate the water and wastewater utilities and related assets owned by Johnson Utilities, LLC, and Southwest Environmental Utilities, LLC.

BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona, as follows:

Section 1: Designation of Election Date; Purpose

That Tuesday, May 20, 2014 has been set as the date for the Special Election in the Town of Florence, Arizona, for the purpose of submitting to the qualified electors of the Town the question of acquiring the water and wastewater utilities and related assets owned by Johnson Utilities, LLC, and Southwest Environmental Utilities, LLC, utility systems and the water and wastewater facilities, including but not limited to well sites, pumping stations, wastewater treatment plants, setback areas, access rights, current and future water delivery systems, and the service area connected to or associated with them necessary to provide utility service within and outside the Town limits.

Section 2: Designation of Election

(A) The Town Clerk is authorized to conduct the May 20, 2014 Special Election in accordance with A.R.S. Title 16.

(B) That all expenditures as may be necessary to order, notice, hold and administer the Election are hereby authorized, which expenditures shall be paid from current operating funds of the Town.

(C) That the Town Clerk is hereby authorized to take all necessary action to facilitate the Election.

Section 3: Ballot Language

That the official ballot for the Election (hereinafter referred to as the "Official Ballot") shall be in substantially the form attached hereto as Exhibit "A."

Section 4: Designation Deadline for Voter Resignation

Pinal County registration and voting lists will be used for the municipal election. In order to be qualified to vote you must be registered by April 21, 2014.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 18th day of February 2014.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

CERTIFICATION

I hereby certify that the foregoing Resolution ____ was duly passed and adopted by the Mayor and Council of the Town of Florence, Arizona, at a regular meeting held on February 18, 2014, that the vote thereon was ____ ayes, ____nays, and that the Mayor and Town Council members were present thereat.

Lisa Garcia, Town Clerk
Florence, Arizona

EXHIBIT "A"

OFFICIAL BALLOT

QUESTION: Acquisition of utilities owned by Johnson Utilities, LLC, and Southwest Environmental Utilities


Official Title: Shall the Town of Florence, Arizona, be authorized to acquire and operate the water and wastewater utilities and related assets owned by Johnson Utilities, LLC, and Southwest Environmental Utilities Utility, including but not limited to wells sites, pumping stations, setback areas, access rights, and current and future water and wastewater delivery system and service area connected to or associated with them necessary to provide water service within and outside the Town limits?

Descriptive Title:

Arizona law requires cities and towns to obtain voter authorization before construction, purchase, acquisition or lease of any plan or property of a public utility. This measure will determine whether the Town of Florence shall be authorized to acquire and operate the water and wastewater utilities owned by Johnson Utilities, LLC, and Southwest Environmental Utilities.

A "YES" vote shall have the effect of authorizing the Town of Florence to own and operate the specified water and wastewater utility.

A "NO" vote shall have the effect of not authorizing the Town of Florence to own and operate the specified water and wastewater utility.

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 8d.
MEETING DATE: February 18, 2014 DEPARTMENT: Administration STAFF PRESENTER: Lisa Garcia Deputy Town Manager/Town Clerk SUBJECT: Intergovernmental Agreement for election and voter registration services		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Authorization to enter into an intergovernmental agreement for provisions of services with the Pinal County Recorder for elections and voter registration services.

BACKGROUND/DISCUSSION:

Pinal County typically requires 120 day notice for entering into an intergovernmental agreement for contracting services; however, the Pinal County Recorder’s Office has confirmed that they are willing to enter into an agreement for election and voter registration services with 90 day notice. The February 18, 2014 Council Meeting is 91 days prior to the Special Election Day of May 20, 2014. The Town will be required to provide the measures listed on the ballot by February 19, 2014.

The Special Election would be a ground election, with one polling place located at Town Hall. Those voters who are on the permanent early voting list will continue to receive ballots by mail. As of February 5, 2014, there are 4309 active voters, of which 2484 are on the permanent early voting list.

FINANCIAL IMPACT:

The Town agrees to pay Pinal County, on a reimbursable basis, all costs of personnel, election materials, and supplies expended by the County, pursuant to the agreement. The Town will also be responsible for costs of hiring an election board, legal advertisement, and educational materials. The approximate cost of the election is \$12,000.

STAFF RECOMMENDATION:

Enter into an intergovernmental agreement for provisions of services with the Pinal County Recorder for elections and voter registration services.

ATTACHMENTS:

IGA for Election Services



PINAL COUNTY RECORDER

VIRGINIA ROSS

Subject: Intergovernmental Agreements

In order to supply your Municipality with Election and Voter Registration services, please complete the attached Intergovernmental Agreement (IGA).

Fill in all applicable areas and obtain signatures from the appropriate parties (including your legal counsel).

Upon completion, please return the IGA to the address listed on the upper right hand corner of the Agreement. To ensure that all statutory and legal requirements are met (by all parties), the signed IGA must be in our office at least one hundred twenty days prior to the Election Date.

After all signatures have been obtained, and the IGA is approved by the Pinal County Board of Supervisors, you will receive an approved copy. If you have any questions, please contact our Voter Registration Department at 520 866-6861.

31 N PINAL ST BUILDING E * PO BOX 848 * FLORENCE, AZ 85132
PH (520) 866-6830 * FAX (520) 866-6831 * TDD (520) 866-6851
pinalcountyaz.gov/Departments/Recorder

To be completed by Municipality:
 Contact name Lisa Garcia
 Title Town Clerk
 Address PO Box 2670
Florence, Arizona 85132
 Phone Number (520) 868-7552

Completed Agreement filed and returned to:
 Pinal County Recorder
 Voter Registration Dept
 P. O. Box 848
 Florence, AZ 85132

INTERGOVERNMENTAL AGREEMENT FOR PROVISION OF SERVICES BY THE PINAL COUNTY RECORDER AND ELECTIONS DEPARTMENT

THIS AGREEMENT is entered into this _____ day of _____, 20 _____, between Pinal County, a political subdivision of the State of Arizona, hereinafter referred to as "County", and Town of Florence, hereinafter referred to as "Municipality".

WHEREAS, A.R.S. Section 11-952 allows public agencies to contract for services and enter into agreements; and,

WHEREAS, Municipality may hold Special/Regular elections for bond issues, recalls, overrides, etc. pursuant to A.R.S. Sections 9-231, 9-523, 19-201 et seq., and,

WHEREAS, County is authorized, pursuant to A.R.S. Sections 11-251 (3), 16-172, and 16-511, et seq., to perform services concerning elections, and,

WHEREAS, County and Municipality have determined that the use of certain services of the Pinal County Elections Department and the Pinal County Recorder's Office is in the public interest, and the County agrees to provide such services.

NOW, THEREFORE, in consideration of the mutual covenants of and stipulations set forth herein, the parties agree as follows:

1. The purpose of this Agreement is to secure the services of the County for the preparation and conduct of a Special Election election (s) to be held on May 20, 2014.
Name of election Date of election

2. The Services provided by the County Elections Department are:

- a. Prepare ballot formats for the Municipality to be approved by the Jurisdiction.
- b. Provide the sample ballots with the Municipality measures' positions according to precincts within the boundaries of the Municipality.
- c. Provide sample ballots, if required, for public distribution and issue them through the Municipality.
- d. Provide ballots to be used in each precinct, which will allow qualified electors to vote for the Municipality Candidates and/or Measures.
- e. Conduct logic and accuracy tests as required by law and publishing all legal notices in connection therewith.
- f. Tally official results of the election(s), utilizing paper ballots or electronic ballot counting equipment as mutually agreed upon between Municipality and County.
- g. Cause the precinct election boards to utilize the copies of precinct registers, prepared from the records of the County Recorder, for the purpose of identifying the electors qualified to vote in the above-mentioned election(s).

3. The Services provided by the County Recorder are:

- a. Provide copies of precinct registers of qualified electors for precincts contained partially or wholly within the Municipality limits. Said registers shall be prepared from the voter registration records of the County Recorder

b. Early Voting – Indicate only one below

Municipality authorizes County Recorder to handle all Early Voting Functions.

Municipality will be handling Early Voting functions. The County Recorder will provide the following:

- ◆ A list of qualified electors who are eligible to vote early: such lists are to be used solely by the Municipality for Early Voting, or such other election related purposes as may be specifically authorized by law.
- ◆ A list of permanent early voters within the Municipality that are to automatically be mailed an early ballot. Said lists shall be generated from the voter registration records of the County Recorder.

- 4. Obligation of Municipality. The Municipality or designate thereof agrees to:**
- a.** Provide the Elections Department with a certification of the measures to appear on the official ballot for the Special/Regular election.
 - b.** Provide a certified list of measures and the order of appearance of the measures to the Elections Department ninety (90) days prior to the election.
 - c.** Provide nomination petitions and other necessary information to prospective candidates for council positions.
 - d.** Accept candidates' nomination documents for filing.
 - e.** Accept candidates' financial disclosure statements.
 - f.** Accept all campaign finance statements and expenditure reports from candidates and/or candidates' campaign committees.
 - g.** Provide the County Elections Office with the names of any Write-in candidates as prescribed by law.
 - h.** Prepare and Issue certificates of election to candidates declared to be elected.
 - i.** Publish all legal notices in connection with a municipal election with the exception of the logic and accuracy test notification as described in Section 2 (e) of this agreement.
 - j.** If the Municipality chooses to conduct their own early voting, provide the County Recorder, upon receipt and prior to processing early ballots, copies of the complete Applications of Early Ballots for signature comparison by the County Recorder or other officer in charge of elections as required by A.R.S. Section 16-550 (A). These copies can be provided by mail, hand delivery, or fax as time constraints dictate.
 - k.** Pay to County, on a reimbursable basis, all costs of personnel, election materials, and supplies expended by County pursuant to this Agreement. Municipality will make said payment to County within fourteen (14) days after presentation by County of demand for said payment.
 - l.** If the Municipality chooses to conduct their own early voting, a list of all "Inactive Status" electors who voted in the election pursuant to A.R.S. Section 16-583 shall be provided to the County Recorder.
 - m.** Agree to be a point of contact regarding conditional provisional ballots – in that a voter of a conditional provisional ballot can take an acceptable type of personal identification to qualify the subject conditional provisional ballot; document what type of identification is provided indicating any identification numbers and issue dates; provide a daily receipt of identification forms from conditional provisional ballot holders by the Municipality

Clerk's office that will be forwarded to the Voter Registration Department of the Pinal County Recorder. This can be done by fax or hand-carried.

5. **Manner of Financing and Budgeting.** Each party represents that it has sufficient funds available in its current fiscal year budget to discharge the funding obligation imposed by this Agreement, and agrees that such funds shall be solely available therefore.
6. **Termination.** This Agreement shall terminate upon all matters connected with the election being resolved, legal challenges excepted or upon written notice by either party to the other within thirty (30) days of the effective date of this Agreement. Should the election herein be challenged or questioned for any reason whatsoever, then, in such event, Municipality shall be solely responsible for defending, legally or otherwise, said election.
7. **Indemnification of County.** Municipality further agrees to indemnify, to defend and to hold harmless the County, including but not limited to all of its agencies and personnel thereof from any and all actions, causes of action, claims, demands, damages, costs, expenses, attorney's fees, on account of or in any way growing out of an accident, incident, or occasion which might arise as a result of this Agreement, except those arising from the sole negligence of the County's participation in the election. The Municipality specifically agrees to insure and indemnify the County against any and all damage or loss to any of the electronic ballot tallying equipment or other County property, which may occur due to the fault of negligence of any person other than the County. The value of the electronic ballot tallying system is hereby agreed to be the then current cost of similar new equipment. Further, it is hereby agreed by and between the County and the Municipality that in the event it is necessary to repair the electronic ballot tallying equipment, such repair will be done under the supervision of qualified County personnel, for which the Municipality agrees to reimburse the County for its actual costs incurred.

- 8. Effective Date and Term of Agreement.** This Agreement shall be effective upon approval by the Pinal County Board of Supervisors, and shall terminate as provided in 6 above.
- 9. Nondiscrimination.** The parties shall comply with Executive Order 99-4 and all other applicable State and Federal employment laws, rules, and regulations, mandating that all persons shall have equal access to employment opportunities, and that no person shall be discriminated against due to race, creed, color, religion, sex, national origin or disability.
- 10. Severability.** If any provisions of this Agreement or application thereof to the County, Municipality, person or circumstances is held invalid; such invalidity shall not affect other provisions or applications of this Agreement, which can be given effect, without the invalid provision or application and to the end the provisions of the Agreement are declared to be severable.
- 11. E-Verify/Immigration.** The parties warrant and represent to each other that they are in compliance with the Federal Immigration and Nationality Act (FINA), A.R.S. Sections 41-4401 and 23-214, and all other federal and state immigration laws and regulations.
- 12. Cancellation.** This Agreement may be canceled by either party for conflict of interest pursuant to A.R.S. Section 38-511.
- 13. Governing Law.** This Agreement shall be construed under the laws of the State of Arizona and by applicable federal law.
- 14. Entire Agreement.** This Agreement contains the entire agreement between parties concerning its subject matter and any amendment to this Agreement shall not be made except by mutual written agreement of the parties.
- 15. Notices.** All notice required by this Agreement shall be sent by U.S certified mail, return receipt requested, or delivered by hand to the party at the address indicated or such other

address requested by notice to the other party. A notice shall be considered given when received.

County: Pinal

Municipality: Town of Florence

Name, Title: Pinal County Recorder

Name, Title: Town Clerk

Address: P.O. Box 848, Florence AZ 85132 Address: P.O. Box 2670, Florence, AZ 85132

17. Waiver. A waiver by either party of any of the terms, conditions and covenants to be performed by the other shall not be construed to be a waiver of any succeeding breach, nor of any other term, condition, or covenant contained in this Agreement.

IN WITNESS WHEREOF, the parties hereby have executed this Agreement the day and year first above written.

MUNICIPALITY

PINAL COUNTY

Tom Rankin, Mayor

Printed Name

BY: _____

Virginia Ross
Pinal County Recorder

BY: _____

Name/Title

PINAL COUNTY BOARD OF SUPERVISORS

ATTEST:

BY: _____

Chairman

BY: _____

Clerk, Municipality

ATTEST:

Approved as to form:

And within the powers and authority granted under the laws of this State to the District

BY: _____

Clerk, Board of Supervisors

BY: _____

Attorney, Municipality

Approved as to form:

BY: _____

Deputy County Attorney